

Applicant Submission



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Planning & Development
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RE: Land Use Redesignation: R-C2 to R-CG
3903 2 Street NW | Plan 3674S; Block 24; Lots 41,42 | 0.056ha

Civic Address: 3903 2 ST NW
Developer-Builder: RNDSQL
Land Use Redesignation Applicant: CivicWorks

DEVELOPMENT VISION

The subject site is located in the community of Highland Park and consists of 0.056ha of privately owned land on a corner parcel at the intersection of 2 ST NW and 38 AV NW. RNDSQL has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (R-C2 to R-CG) and Development Permit process to facilitate the construction of a four unit rowhome development and four basement secondary suites with four associated parking stalls (one per townhome) within a two-storey built form. The supporting development concept orients one townhome entry to 2 ST NW, three townhome entries and all secondary suite entries along 38 AV NW. Private amenity spaces are provided at-grade for both townhomes and suites.

The site's current R-2 Residential Low Density District allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 District to a R-CG (Residential - Grade-Oriented Infill) District. Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to: accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

PLANNING RATIONALE

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

- **On a Corner Parcel:** The subject site is at the corner of 2 ST NW and 38 AV NW. The proposed R-CG District and associated rowhouse development vision take advantage of this corner orientation to create traditional street oriented rowhouse forms that are highly compatible with existing low density residential buildings along both 2 ST and 38 AV NW.
- **Direct Lane Access:** The subject site has direct lane access from 38 AV NW, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 2 ST NW.
- **Proximity to Transit:** The subject site is within Area 2 of the Parking Areas Map and within 400m of a Bus Rapid Transit stop (Centre Street N - Route 300) and multiple frequent bus routes (4 St NW - Route 2; 40 Ave NW - Route 38; Centre St N - Route 3).
- **Proximity to an MDP Identified Main Street:** The subject site is located within ±300m (≤5 min. walk) from the Centre ST N Urban Main Street.



POLICY ALIGNMENT

The North Hill Communities Local Area Plan (NHCLAP) supports a Limited (up to 3 storeys) Building Scale at this location. The subject site is also within the Neighbourhood Local Urban Form, providing additional policy considerations for building forms containing three or more units when coupled with the Limited Building Scale. An amendment to the NHCLAP is not required to achieve the proposed development vision.

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.

STAKEHOLDER OUTREACH

RNDSQR is committed to being a good neighbour and working with area stakeholders throughout the application process. The project team has developed a meaningful and appropriately-scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements of our process include: on-site signage, a Neighbour Mailer to approximately 100 surrounding area neighbours, and a dedicated voicemail and email inbox to submit feedback and questions directly to the project team.

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 will introduce 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 Administration, Calgary Planning Commission and Council support this application.

Sincerely,

Kalika Hoogstraten | Urban Planner
BEnvD, MCP, RPP, MCIP