

Applicant Submission



460 – 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

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

RE: Land Use Redesignation: R-CG to DC (based on R-CG)
1308 17 AV NW | Plan 3150P; Block 7; Lots 3-4 | 0.056ha

Civic Address: 1308 17 AV NW
Developer-Builder: Gill Developments
Land Use Redesignation Applicant: CivicWorks

APPLICANT STATEMENT

The subject site is located in the community of Capitol Hill and consists of 0.056ha of privately owned land. Gill Developments has retained CivicWorks to undertake a Land Use Redesignation (LOC) process for this property. The LOC is proposed to accommodate a change from the site's current R-CG (Residential - Grade-Oriented Infill) District to a DC (Direct Control) District based on the R-CG District.

The development vision for this site proposes a four unit (± 71 uph) rowhouse-style development with four associated Basement Secondary Suites and four on-site vehicle parking stalls. The site concept places two units along 17 AV NW and two units fronting an internal courtyard, with private amenity spaces provided for each Primary Dwelling Unit (20m² provided at-grade and upper-level patios) and Basement Secondary Suite (7.5m² provided at grade).

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 – a 'Missing Middle' housing typology. 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 District requirement is not feasible based on the mid-block location and dimensions of the subject site. The proposed DC District will address this limitation while following a number of the existing low density R-CG District policies that characterize the District, including those related to building height, parcel coverage, massing, setbacks, and density.

A draft version of the DC District Bylaw has been provided under separate cover for Administration's review and consideration. The proposed DC District policies include changes to the following R-CG District policy sections:

- **Purpose Statement:** Updated to reflect the built form outcome (i.e., Basement Secondary Suites and multiple configurations of units).
- **Defined Uses:** New uses are defined to reflect and communicate the built form outcome.
- **Street Orientation of Uses:** The proposed policies support an active pedestrian friendly interface by requiring that half of the units are street-fronting.
- **Parcel Coverage:** Defines maximum parcel coverage to include the new uses (reflecting R-CG District policies).
- **Building Depth and Separation:** The proposed policies support a courtyard layout.
- **Setbacks:** The proposed setbacks reflect the R-CG District policy, with the exception of



the minimum building setback from a rear property line being proposed as 0.9m.

- **Building Height:** Defines the maximum building height for the new uses (11m), reflecting the R-CG District policy.
- **Outdoor Private Amenity Space:** Includes minimum amenity space requirements (reflecting R-CG District policies) for the new uses.
- **Planting Requirements:** Defines minimum planting policies for the new uses.
- **Balconies:** Defines Balcony policies for the new uses (reflecting R-CG District policies).
- **Parking:** Defines parking policies consistent with the R-CG District for the new uses inclusive of motor vehicle parking reductions based on proximity to Frequent Bus Service and Light Rail Transit.

PLANNING RATIONALE

The following characteristics make the subject site especially appropriate for the proposed land use change, facilitating 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 $\pm 15\text{m}$ / $\pm 50\text{ft}$. The R-CG District poses challenges for midblock sites and the development vision proposes an alternative DC District approach to support contextually appropriate 'Missing Middle' housing 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 17 AV NW.

Proximity To Transit: Transit provision in the area is strong – the site is within easy walking distance to both the SAIT/AUArts/Jubilee Red Line LRT Station ($\pm 525\text{m}$) and the MAX Orange BRT route along 16 AV NW ($\pm 150\text{m}$).

Proximity To Main Street Corridor: The subject site is within $\pm 100\text{m}$ of the 16 AV NW Main Street. Calgary's vibrant Main Streets provide 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 Confederation Park ($\pm 380\text{m}$), Capitol Hill Community Association ($\pm 560\text{m}$), and King George School and Playground ($\pm 290\text{m}$), as well as numerous amenities along the 16 AV NW 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

Gill Developments is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Gill Developments and the project team have designed and will undertake a comprehensive community outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Stakeholders like the Capitol Hill Community Association and Ward 7 Councillor's office will be invited to participate in our process, which



will focus on informative and fact-based engagement and communications.

Custom On-site Signage: *To be installed on-site at time of submission*

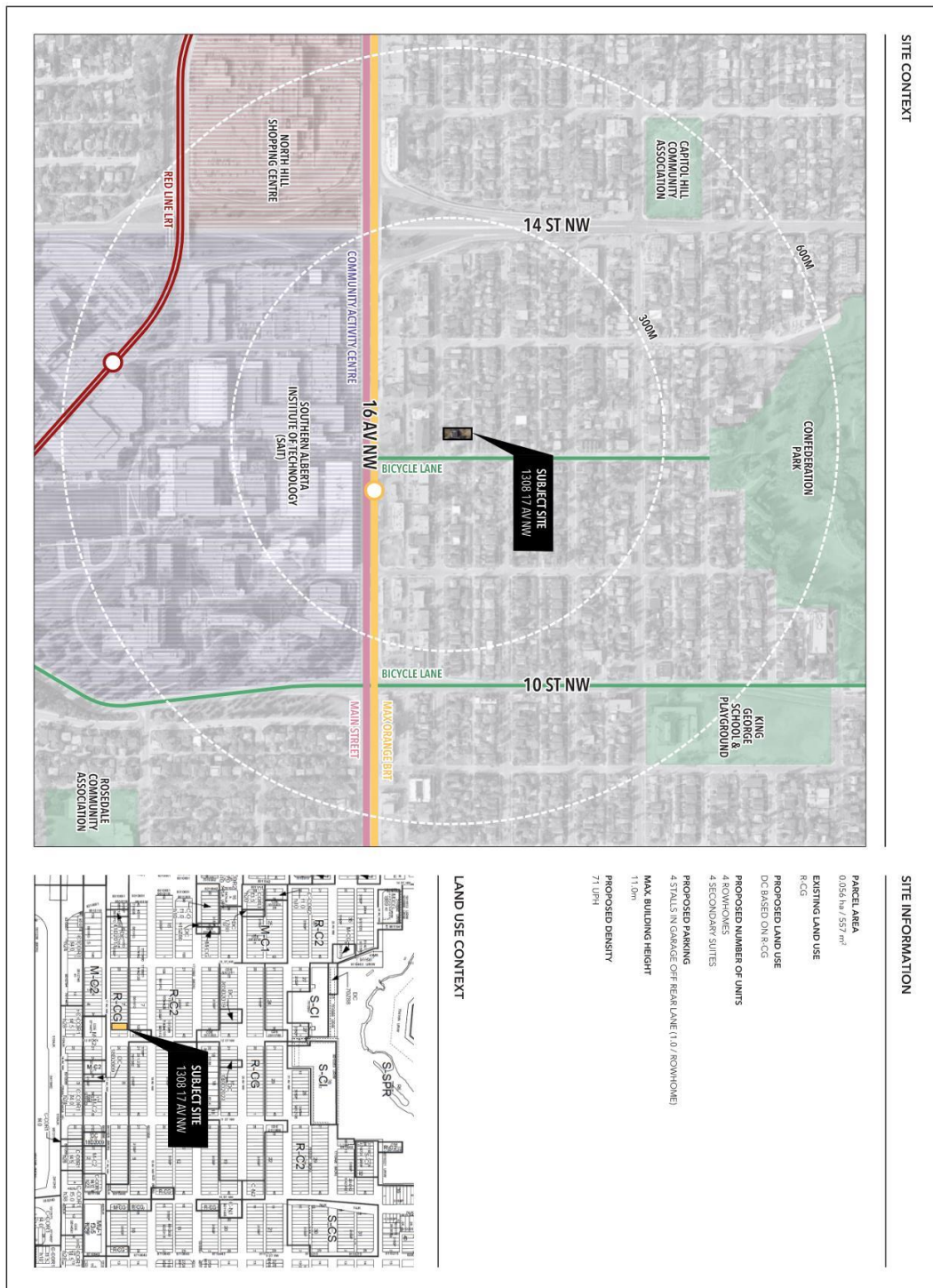
To supplement required City of Calgary notice signage, the project team deploys additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the proposed change and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line.

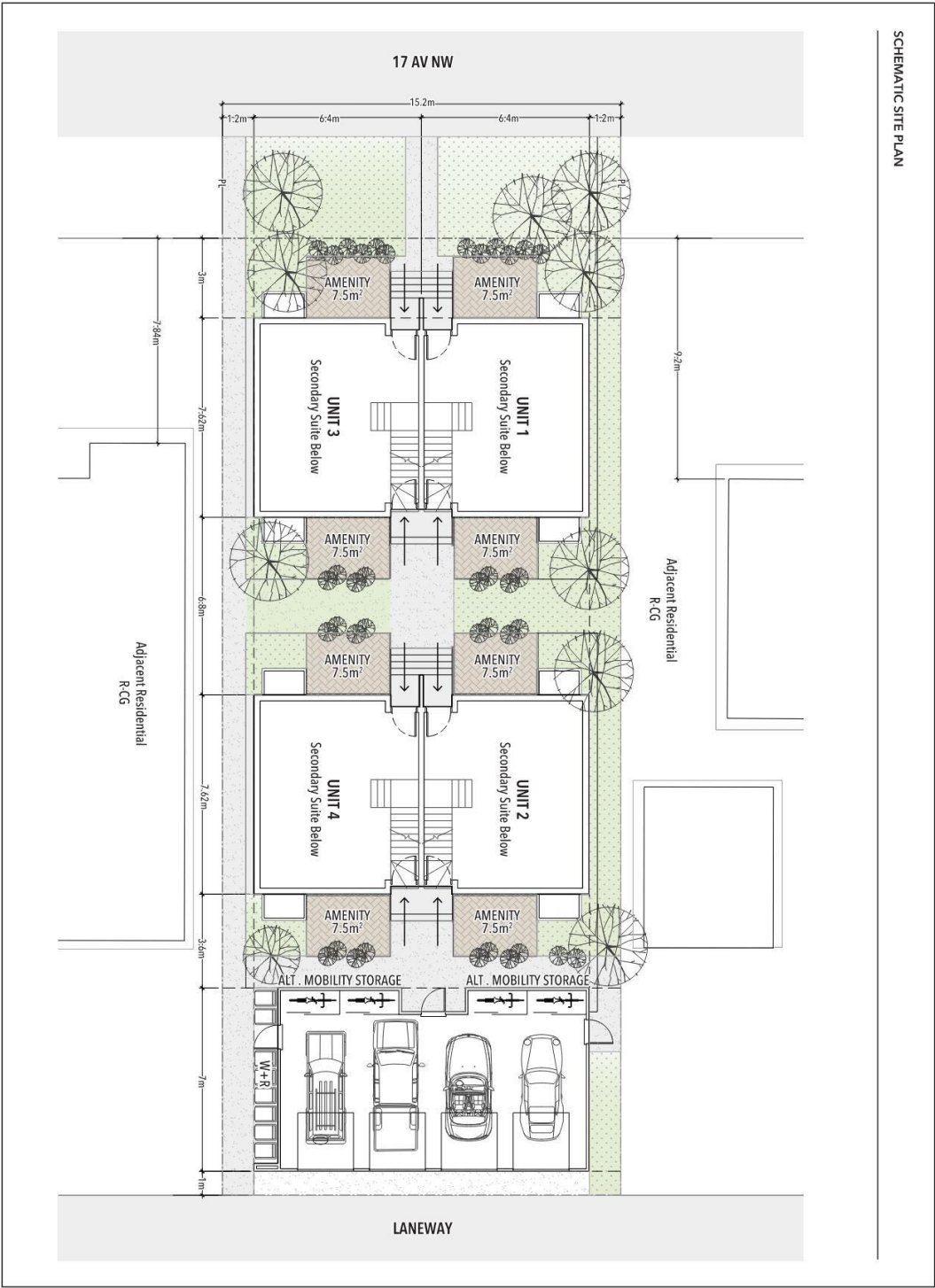
Neighbour Postcards: *Delivered to ±100 surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards will be hand delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

CONCLUSION

The proposed Land Use Redesignation is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, as well as the local policies of the North Hill Communities Local Area 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 Administration support this application.





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GILL DEVELOPMENTS

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MUNICIPAL ADDRESS
1308 17 AV NW
WARD 7 | CAPITOL HILL

LEGAL ADDRESS
PLAN 3150P, BLOCK 7, LOTS 3-4

DATE
2022.04.28

PROJECT TEAM: SCHEMATIC DESIGN
F&S
Formed Alliance Architecture Studio
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NOTE
FOR DISCUSSION PURPOSES ONLY

SCALE
NTS

SHEET
S2
SCHEMATIC SITE PLAN

SCHEMATIC BUILDING VISUALIZATION



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