

Applicant Submission



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Planning & Development
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RE: Land Use Redesignation: R-C2 to DC (based on M-CG)
102 16 Street NW | Plan 6219L; Block 4; Lots 28, 29 | 0.053ha

Civic Address: 102 16 ST NW
Developer-Builder: RND5QR
Land Use Redesignation Applicant: CivicWorks

DEVELOPMENT VISION

The subject site consists of 0.053ha of privately owned land on a corner parcel at the intersection of 16 ST NW and the Kensington RD NW Main Street. A Land Use Redesignation is proposed to accommodate a change from the site's current R-C2 Residential - Contextual One / Two Dwelling District to a Direct Control (DC) District based on the rules of the Multi-Residential Contextual Grade-Oriented (M-CG) District.

The development vision for this site proposes a total of eight units: four two-level townhomes stacked above four smaller units, along with four associated parking stalls (one per townhome) within a two-and-a-half storey built form. The supporting development concept places the four townhome unit entries along Kensington RD NW, one entry along 16 ST NW, and the remaining three smaller unit entries oriented interior to the site and accessed via an internal walkway along the north portion of the building. Private outdoor amenity spaces will be provided for the smaller units at-grade on the north portion of the site and for each of the stacked townhome units via balconies along the Kensington RD NW Main Street.

This site features a number of characteristics that make it especially well-suited for the proposed land use change, which will directly facilitate the development of new, innovative, and accessible inner-city housing options for Calgarians. The subject site benefits from a wide range of available transportation options and is within walking distance to the Queen Elizabeth School Playground and the Bow River Pathway, the Hillhurst-Sunnyside Community Association and Park, as well as a number of everyday destinations along the Kensington RD NW, 14 ST NW and 10 ST NW Main Streets.

DIRECT CONTROL DISTRICT RATIONALE

The proposed DC District will be based on the rules of the Multi-Residential Contextual Grade-Oriented (M-CG) District, but will include site-specific rules that respond to unusual site constraints and enable an innovative development form that would otherwise not fit within the M-CG District. The main intent of the DC district is to achieve greater residential density within a grade-oriented and stacked unit configuration.

Draft DC District Guidelines have been submitted for review under separate cover. Generally, the proposed DC Guidelines accommodate the following revisions/additions to the M-CG policies:

- Permitted stacked unit configuration.
- Permitted FAR of 1.0.
- A minimum building setback from a property line shared with a street of 1.2m.
- No minimum parking requirement for smaller at-grade units and visitors.



PLANNING RATIONALE

The subject site meets 6/8 criteria for multi-residential infill development, characteristics that make it especially appropriate for the proposed land use change:

- **On a Corner Parcel:** The subject site is at the corner of 16 ST NW and Kensington RD NW.
- **Proximity to Transit:** The subject site is serviced by Frequent Bus Rte. 1 along Kensington Road NW; 200m to bus Rtes. 65 and 414; and 125-250m to BRT Rte. 305.
- **Major Road:** The subject site is located along Kensington RD NW (Neighbourhood Boulevard), ensuring both ease of access and traffic capacity for current and future residents.
- **Along an MDP Identified Main Street:** The subject site is located along Kensington RD NW Main Street, and is $\pm 150\text{m}$ (± 2 min. walk) from the 14 ST NW Main Street and $\pm 800\text{m}$ (± 10 min. walk) from the 10 ST NW Main Street.
- **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 along 16 ST NW.

POLICY ALIGNMENT

The Hillhurst-Sunnyside Area Redevelopment Plan (ARP) generally supports medium density infill in appropriate locations such as busier streets, like Kensington RD NW. A minor amendment would be required to classify this site as "Residential Medium Density."

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 mailer to approximately 375 surrounding area neighbours and a dedicated voicemail and email inbox to provide direct access 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.