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2022.03.18

RE: Land Use Redesignation (LOC2021-0192)
From R-C2 to R-CG: 1420 15 ST SE | Lots 5-6, Block B, Plan 5596L | 0.06ha

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

APPLICANT STATEMENT (UPDATED)

The subject lands are located in the community of Inglewood and consist of 0.06ha of privately-owned land. RNDSQL retained CivicWorks and Formed Alliance Architecture Studio (FAAS) to undertake a Land Use Redesignation and Development Permit process to facilitate the construction of a new two-unit semi-detached building with two (2) backyard suites located above two (2) double garages. The site is envisioned to include a total of four (4) vehicle parking stalls. The site's current Residential - Contextual One / Two Dwelling (R-C2) District allows for residential development in the form of Single-Detached, Semi-detached and Duplex Dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 District to the Residential - Grade-Oriented Infill (R-CG) District. Similar to the R-C2 District, the intent of the R-CG District is to accommodate low-density residential, grade-oriented development; however, it expands the diversity of housing choices by allowing: semi-detached buildings with backyard suites; flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and site and building designs that are adaptable to the functional requirements of evolving household needs. FAAS submitted a staggered concurrent Development Permit (DP2022-00785) following the Land Use Redesignation application to ensure a "bricks-and-mortar" development outcome.

PLANNING RATIONALE

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The development vision will contribute to the continued vibrancy and vitality of Inglewood, adding to the diversity of housing in the Developed Area, while retaining the original low-density intention and established character of the area. The semi-detached built form sought specifically aligns with the existing Land Use, and a summary of conditions that make the subject site especially appropriate for the proposed R-CG District follows below:

Lot Size + Width: The subject site is comprised of a large lot with a total frontage of 15m / 50ft. The proposed R-CG District and associated development vision take advantage of this generous 50ft lot width to create a semi-detached building form fully compatible with the existing low-density residential buildings along 15 ST SE.

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 15 ST SE.

Proximity To Transit: The subject site is located ± 300 m from bus stops along 9 AV SE (Route 101), the Primary Transit Network (Route 1), and ± 500 m from a MAX Purple BRT station.

Proximity To Main Street Corridor: The subject site is within ± 250 m of the vibrant 9 AV SE Main Street, providing local area residents with easy access to local goods and services.

Proximity To Parks, Open Space & Community Amenities: The subject site is located ± 75 m from a pathway system connecting to the Bow River, ± 150 m from active Bikepaths, and ± 200 m from the Bow River itself and related Regional Pathway System.



CITY-WIDE POLICY ALIGNMENT

This proposed change and development vision is consistent with the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan (CTP)*, 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.

LOCAL AREA POLICY ALIGNMENT

The proposed change is aligned with the overarching goals and policies of the *Inglewood Area Redevelopment Plan (ARP)*, which identifies the subject lands as *Residential* and which aims to: encourage new residential development to increase the community's population; improve the neighbourhood by renovations and rehabilitation, without substantially changing the physical scale and historic character and without causing a major disruption in the way of life of the residents; provide for a variety of choice in housing types, recognizing the difference in family types, sizes and incomes; and encourage the growth of community spirit.

The subject site also falls within the *Neighbourhood Local Urban Form and Limited Building Scale* policies of the emergent *Historic East Calgary Communities Local Area Plan*. The proposed change is aligned with the intent of these policies, which envision buildings of three-storeys or less that generally have small building footprints and include a broad range of ground-oriented forms like single-detached, semi-detached, rowhouses and townhomes.

STAKEHOLDER OUTREACH

CivicWorks and RNDSQR are committed to being good neighbours and working with area stakeholders throughout the application process. The project team undertook 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 included:

Custom On-site Signage: *Installed on-site on 2021.12.17*

Custom on-site signage in addition to required City signage to notify neighbours and surrounding community members of the proposed Land Use Redesignation and ways to get in touch with the project team via a dedicated project online feedback form and phone line.

Neighbour Postcards: *Delivered to ±80 surrounding area residents on 2021.12.14*

Neighbour postcards were hand-delivered to area neighbours to outline the proposed change and 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 were received, compiled, and responded to by the project team in a timely manner.

Digital Notice Letters: *Emailed on 2021.11.19*

Letters to the Inglewood Community Association and Ward 9 Councillor's Office provided project information, contact information, and ways to share feedback.

CONCLUSION

The proposed development vision will introduce new housing options for Calgarians looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the general goals and policies of the *Inglewood Area Redevelopment Plan*, the draft *Historic East Calgary Communities Local Area Plan* and city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan*. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.