

Applicant Submission

CH1314 is a development proposal within in the community of Capitol Hill (Ward 7) for a 50 ft mid-block parcel totaling 0.056 ha (0.14 ac) of privately owned land. New Gen Homes has retained CivicWorks and FAAS to represent them through a staggered concurrent Land Use Redesignation and Development Permit process for this property to accommodate a change from the Residential Contextual Grade-Oriented (R-CG) District to a Direct Control District based on the R-CG District.

The proposed Direct Control District will include site-specific rules to support a more flexible unit layout, while still maintaining a low density and low scale building form that provides a sensitive interface with surrounding neighbours. The proposed Direct Control District and development outcome is almost identical to two recent approvals along the 20 AV NW corridor (LOC2021-0004, LOC2021-0005).

The development vision for this site proposes four Grade-Oriented Rowhouse Units laid out around a central courtyard, with four associated Basement Secondary Suites and an enclosed garage with four parking stalls. The CH1314 site features numerous characteristics that make it especially appropriate for the proposed development vision. The site has access to a range of community amenities within a ± 5 min walking distance including SAIT, AUArts, King George School, Capitol Hill Community Association, Confederation Park, as well as bike paths and transit options (including the Max Orange BRT). In addition, this property is located directly across the street from a Direct Control development with a similar courtyard typology (currently under construction).

LOCAL POLICY ALIGNMENT

This concept is consistent with the North Hill Communities Local Area Plan (LAP) which identifies the site as the Neighbourhood Connector Urban Form category with a Low-Modified Building Scale. This category supports residential uses, with a broad range and mix of housing types, unit structure and forms up to four storeys in height.

The proposal aligns with city-wide goals and policies of the Municipal Development Plan (MDP), which encourage the development of more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with easy access to transit, shopping, schools and other community services.

APPLICANT-LED OUTREACH

New Gen Homes and the project team undertook a comprehensive community outreach program in support of this application to ensure a clear and transparent process for all stakeholders. Applicant-led outreach included a large on-site sign and ± 100 letters hand delivered to surrounding neighbours that directed stakeholders to a dedicated project team phone line and email address. The project team also shared a detailed memo with the Community Association and Ward Councillor's office.