

Applicant Submission



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Planning & Development
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RE: Land Use Redesignation: R-C2 to R-CG
2131 50 AV SW | Plan 8620AH; Block 17; Lots 7-8 | 0.064ha

Civic Address: 2131 50 AV SW
Developer-Builder: RNDSQL
Land Use Redesignation Applicant: CivicWorks

APPLICANT STATEMENT

The subject site is located in the community of North Glenmore Park and consists of 0.064ha of privately owned land. RNDSQL 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-C2 (Residential - Contextual One/Two Dwelling) District to the R-CG (Residential - Grade-Oriented Infill) District.

The development vision for this site proposes a four unit (± 63 uph) rowhouse-style development with two two-storey buildings separated by an interior courtyard: four primary rowhome units, four secondary suites, four on-site parking stalls (one per rowhome), four alternative mobility storage units (one per suite), and private, landscaped amenity space for each unit and suite.

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 that is larger-than-typical ($\pm 50' \times 140'$) and an appropriate location and size for '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 50 AV SW.

Proximity to Transit: The site has good proximity to transit, within ± 400 m to both local and frequent transit routes (± 100 m), within ± 600 m to Primary Transit Max. Yellow and Max. Teal BRT routes (± 450 m), and along a designated bicycle route on 50 AV SW and nearby 20 ST SW.

Along a Collector or Higher Standard Street: The subject site is situated along 50 AV SW, which is an MDP-designated Parkway.

Proximity to Activity Centre: The subject site is within ± 450 m of the Mount Royal University Major Activity Centre.

Proximity to Parks, Open Space & Community Amenities: The subject site is within walking distance to Alternative, Central Memorial, and Lord Shaughnessy Schools. The site is also ± 400 m from Glenmore Athletic Park, and ± 1 km (± 15 min. walk) from both Mount Royal University and Sandy Beach Park.



POLICY ALIGNMENT

The subject site is located within the community of North Glenmore Park and is not within the boundaries of any local area plan. The subject site is governed by the city-wide 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.

COMMUNITY OUTREACH

RNDSQR is committed to being a good neighbour and working with surrounding community members and interested parties throughout the application process. As part of that commitment, RNDSQR 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 involved. Interested parties like nearby residents, the North Glenmore Park Community Association, and Ward 11 Councillor's office have been invited to participate in our process, which will focus on informative and fact-based engagement and communications.

Custom On-site Signage: *Installed on-site at time of submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified 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 website, email inbox and phone line.

Neighbour Mailers: *Delivered to ±200 surrounding area residents at time of submission*

Paired with on-site signage, mailers were hand-delivered to area residents and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and directed 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.

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 introduces new and innovative housing options for Calgarians looking to live in established communities that enjoy good access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration support this application.