

Applicant Submission

RE: Land Use Redesignation (LOC2022-0112)
From R-C2 to H-GO: **453, 457 35 AV NW** | Plan 3674S; Block 9; Lots 55-58

APPLICANT STATEMENT

The subject site is located in the community of Highland Park and consists of 0.126 ha of privately owned land. Since project launch, Council has approved amendments to Land Use Bylaw 1P2007 which directly impact this application. As a result, LOC2022-0112 is transitioning from a DC (based on M-CG) to the new H-GO (Housing - Grade Oriented) District. Urban Avas has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation and Development Permit process to facilitate the construction of 11 larger upper townhome units, and 11 secondary suites with 11 parking stalls in a three building, three-storey, rowhouse-style development. The development concept places five units along 4 ST NW, three units along 35 AV NW, and three units fronting an internal courtyard.

DISTRICT TRANSITION RATIONALE

The development vision was initially proposed as a Direct Control (DC) based on M-CG to allow for an innovative missing middle housing typology that did not fit well within any one stock District within LUB 1P2007, filling a significant gap in the nearly 15-year-old Land Use Bylaw. The project team is pleased that the outcome at Council on October 5th to introduce the H-GO District will enable the project team to respond to the concerns of interested parties regarding use of a customized DC district by transitioning LOC2022-0112 to a stock district of the Land Use Bylaw. The proposal will continue to recognize the goals of the MDP, policy of the North Hill Communities Local Area Plan (ARP), and local context of nearby amenities and frequent transit service.

To ensure a high quality bricks and mortar outcome, a supporting concurrent Development Permit has been submitted by FAAS. Development Permit plans and renderings are intended to provide interested parties, the Development Authority, Calgary Planning Commission and Council with additional supporting information and greater certainty about the development vision through the application review and decision making process. Additionally, Development Permit revisions can be made to respond to key feedback heard from interested parties and Administration throughout the concurrent application review process.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed H-GO district, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Corner Lot: The site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both the 4 ST NW and 35 AV NW with grade-oriented unit entrances.

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 interfaces along 4 ST NW and 35 AV NW.

Collector or Higher Standard Roadway: The subject site is located along 4 ST NW which is classified as a Neighbourhood Boulevard and is designed to accommodate higher traffic capacity.

Proximity To Transit: The site is within 20m (~20 second walk) of frequent bus service (Route 2). Route 2 provides frequent bus service to Beltline and Downtown, as well as to the 17 AV SW Neighbourhood Main Street. The site is also within ±385m (~5 minute walk) to frequent transit Route 38 within the Primary Transit Network along 40 AV NW.

Proximity To Main Street Corridor: The subject site is located within 250m of the 4 ST NW Neighbourhood Main Street corridor and 585m (~10 minute walk) from the Centre St N Urban Main Street, allowing future residents direct and convenient access to a variety of local area destinations to meet their daily needs.

Proximity To Parks, Open Space & Community Amenities: The site allows residents direct and easy access to a variety of local area amenities such as James Fowler School (±200m), Highland Park Community Association (±335m), Highwood Plaza (±385m), Buchanan School and Playground (±520m), and several outdoor public parks including Confederation Park.

Proximity Non-Residential Development: The site is directly adjacent to Queen's Park Cemetery and within 385m (~5 minute walk) of a commercial node (Highwood Plaza) on 4 ST NW providing access to everyday essential goods and services.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, 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 North Hill Communities Local Area Plan (NHCLAP) supports a 'Low (Up to 6 Storeys) Building Scale' at this location and is eligible for H-GO as it is within the NHCLAP's 'Neighbourhood Connector Urban Form', intended to support context-sensitive, street oriented built forms such as apartments, stacked townhouses. An amendment to the NHCLAP is not required to achieve the proposed development vision.

APPLICANT-LED OUTREACH

Since the submission of the LOC2022-0112 application in June 2022, the project team has undertaken meaningful and appropriately-scaled outreach in support of the proposal to ensure a transparent process for all interested parties. Key elements of our outreach included on site signage and hand delivered mailers to nearby residents, both of which advertised a phone line and email inbox for interested parties to ask questions and provide comments. Briefing materials were shared with the Ward 4 office and the Highland Park Community Association (HPCA) with invitations to meet by Zoom, resulting in a meeting with the HPCA. The outreach process formally concluded in November 2022, with mailer/site signage updates and the publishing of a Applicant-Led Outreach Summary that has been shared with interested parties, The City and any individual that requests a copy. It highlights outreach strategies implemented over the project timeline, common feedback themes and project team responses.

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.

Sincerely,



Paul Needham | Urban Planner
AT, BA, MUPP