

Applicant Submission

City of Calgary
Planning and Development
800 Macleod Trail SW
Calgary AB. T2P 2M5
January 7, 2019

Re: Land Use Re-designation from R-C2 to M-CG: 1516 21 Ave NW: - Plan 2864 AF, Block 6, Lots 7&8

The parcel is located in the community of Capitol Hill (Land area = 0.05574ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a multi-residential development consisting of more affordable energy efficient units. We believe our proposal will be a great asset for the Capitol Hill community revitalization program.

RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate for the request that the above-mention property be rezoned to an M-CG land use designation, which will help facilitate the development of new compact, sustainable and affordable homes close to amenities and existing businesses.

Middle Lot: The site occupies a 50'-0" x 120'-0" lot, which allows the proposed development to enhance the neighbourhood's street-scape by addressing the Capitol Hill ARP that indicates a M-C2 designated Lot adjacent east, as well as the future land designated R-CG lots adjacent west of the property (1516 21 Ave). It must be noted that directly across the street is Capitol Hill Public park, which provides further reasoning to allow for land intensification; a characteristic that is referenced as a factor to promote land intensification for multi-residential developments.

Urban Corridor: 14th Street is designated as an Urban Corridor, which provides good access and traffic capacity for future residents and businesses. The subject property is approximately 30m away from 14th Street and approximately 100m away from 20 Ave NW (a Collector Road).

Proximity to Transit: There is a primary bus stop within 250m of the subject property on 14th Street and 20 Avenue. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency.

Adjacent to Commercial Businesses and Supermarket: The subject site is close to retail and commercial businesses, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric to support existing businesses and to add vibrancy to the neighbourhood.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

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COMMUNITY ENGAGEMENT

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 2864 AF – Block: 6 – Lot: 7&8).

Capitol Hill Community Association

KHA has already reached out to the Capitol Hill Community Association Team to introduce the vision for the above-mentioned property. We submitted a copy of our rationale document, which provided a detailed outline of our plan. A meeting was held on the 6 November 2018, where KHA presented in more detail the vision behind the request for a Land Use Amendment to the above mentioned property. The feedback from the CHCA team was although they supported the vision to intensify density of the property, they were concerned about the increased height (i.e. to accommodate an M-C1 re-designation request). KHA, took the CHCA's concerns into consideration and have now compromised the position of the Landowner to better align with the Community values and have changed the Land Use request from M-C1 to M-CG, which will provide a more conservative height restriction on the proposed development. KHA has also distributed letters to the immediate neighbours in an attempt to reach out to discuss and answer any questions or concerns.

Ward 7 Councilor Office

KHA reached out to Cllr Farrell's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted both the Rationale document and the slide presentation for review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be M-CG. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation M-CG.

Immediate Neighbours to the Property

KHA has reached out to the immediate neighbours as mentioned prior, by posting letters of introduction and invitation to contact KHA for a dialogue regarding the application. Neighbours that were informed include the following addresses: 1502, 1504, 1512 and 1518 21 Ave NW. We are still waiting for a response.

Conclusion

The proposed plan to re-designate the land use at 1516 21 Ave NW, provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to existing commercial development(s) and residential properties designated as M-CG, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to M-CG.