

# Applicant Submission



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2022.07.04

RE: Land Use Redesignation: R-C2 to R-CG (LOC2023-0084)  
2639 28 ST SW | Plan 5661O; Block 40; Lots 19,20 | 0.06ha

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

**Civic Address:** 2639 28 ST SW  
**Developer-Builder:** Riverview Custom Homes  
**Land Use Redesignation Applicant:** CivicWorks

## DEVELOPMENT VISION

The subject site is located in the community of Killarney/Glengarry and consists of 0.06ha of privately owned land on a corner parcel at the intersection of 28 ST SW and 26 AV SW. Riverview Custom Homes has retained CivicWorks and Andison Design to undertake a Land Use Redesignation (R-C2 to R-CG) and Development Permit (DP2023-02307) process to facilitate the construction of a four unit rowhome development and four basement secondary suites with four associated parking stalls (one per townhome) within a two-storey built form. The supporting development concept orients one townhome entry and one secondary suite entry to 28 ST SW, and three townhome entries and three secondary suite entries along 26 AV SW. Private amenity spaces are provided at-grade for both townhomes and suites.

The site's current R-C2 Residential Low Density District allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 District to a R-CG (Residential - Grade-Oriented Infill) District. Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to: accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

## PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

- **On a Corner Parcel:** The subject site is at the corner of 28 ST SW and 26 AV NW. The proposed R-CG District and associated rowhouse development vision take advantage of this corner orientation to create traditional street oriented rowhouse forms that are highly compatible with existing low density residential buildings along both 28 ST SW and 26 AV SW.
- **Direct Lane Access:** The subject site has direct lane access from 26 AV SW, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 28 ST SW.
- **Proximity to Transit:** The subject site is located  $\pm 30$ m from a stop for Route 6 and is within 600-800m ( $\pm 8$ -10 minute walk) of stops along the Primary Transit Network on 33 AV SW and Crowchild TR SW (Routes 20, 22, 66, and MAX Yellow BRT).



- **Collector or Higher Order Street:** The subject site is located along 26 AV SW - a Collector road - ensuring both ease of access and traffic capacity for future residents.
- **Proximity To Multi-Residential and Non-Residential Development:** The subject site is located adjacent to a neighbourhood commercial land use district across 26 AV SW.
- **Proximity To Parks, Open Space & Community Amenities:** The subject site is located directly across from the Killarney Glengarry Community Association Park and Playground.

#### **POLICY ALIGNMENT**

The project site falls within the Neighbourhood Flex Urban Form Category and Low (up to 6 storeys) Building Scale of the Westbrook Communities Local Area Plan (LAP). These policy categories provide additional guidelines and considerations for building forms containing three or more units when coupled with the Low Building Scale. An amendment to the LAP is not required to achieve the proposed development vision.

This proposed change and development vision is consistent with the city-wide goals and 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.

#### **STAKEHOLDER OUTREACH**

Riverview Custom Homes is committed to being a good neighbour and working with area stakeholders throughout the application process. The project team has developed 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 includes on-site signage, neighbour mailers to approximately 200 surrounding area neighbours at project launch and to notify of outreach closure, and a dedicated voicemail and email inbox to submit feedback and questions directly to the project team.

#### **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,

A handwritten signature in black ink, appearing to read "P. Needham".

**Paul Needham** | Urban Planner  
AT, BA, MUPP