

Applicant Submission



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23.07.10
Planning & Development
The City of Calgary
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RE: Land Use Redesignation: R-C2 to R-CG
2008 28 AV SW | Plan 4479P; Block 15; Lots 3-5 | 0.065ha

Project Name: SC2008
Proposed Redesignation Address: 2008 28 AV SW
LOC Applicant: CivicWorks
Proposed Concurrent Development Permit Address: 2004-2008 28 AV SW
DP Applicant: FAAS
Landowner/Developer-Builder: Randall Keylock

APPLICANT STATEMENT

2008 28 AV SW is located in the community of South Calgary and consists of 0.065ha of privately owned land. This parcel is proposed for a Land Use Redesignation by CivicWorks from the site's current R-C2 (Residential - Contextual One/Two Dwelling) District to the R-CG (Residential - Grade-Oriented Infill) District, with an associated minor, map based Local Area Plan Amendment. The proposed redesignation site is part of a larger assembly of lands called SC2008 (2004-2008 28 AV SW), the remainder of which already has an R-CG District entitlement. Landowner and Developer-Builder Randall Keylock has retained CivicWorks and Formed Alliance Architecture Studio (FAAS) to facilitate a concurrent Land Use Redesignation and Development Permit process for SC2008 to achieve a grade-oriented, bylaw-aligned rowhouse-style development.

The development vision for SC2008 is composed of three buildings separated by an interior courtyard. Proposed are nine primary dwelling units, nine secondary suites, nine on-site parking stalls, nine alternative mobility storage units (one per secondary suite), an enclosed waste & recycling storage area, and private, landscaped amenity space for each unit and suite. The SC2008 development proposal is responsive to its built form context, with a scale reduction to two storeys along the west property line that directly interfaces with a neighbour to create a sensitive transition.





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:

Large Corner Lot: The subject site is located on a corner lot that is larger-than-typical ($\pm 112' \times 125'$) and an appropriate location and size for 'Missing Middle' housing forms. The corner location allows for the proposed development to contribute to the neighbourhood streetscape along both its 28 AV SW and 19 ST SW edges, adding grade-oriented entrances and building façade articulation to enhance the distinct feel of these units.

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 both 28 AV SW and 19 ST SW. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks, increase parking options with limited impact on the existing neighbourhood, and provide safer, more pedestrian-oriented streetscapes with fewer driveways crossing sidewalks.

Proximity to Transit: The site has good proximity to transit and is $\pm 155\text{m}$ from a local transit route (Route 6), $\pm 550\text{m}$ from a frequent transit route (Route 7), and $\pm 850\text{m}$ to Primary Transit (MAX Yellow), all of which can be reached in a 10 minute walk. SC2008 is also one block from separated cycle lane infrastructure on 20 ST SW that provides connections to downtown and the rivers pathway network. Access to alternative / active transportation modes within walking distance of the SC2008 site help to support vehicle-reduced and vehicle-free lifestyles.

Proximity To Activity Centre: SC2008 is within $\pm 515\text{m}$ of the 33 AV SW Neighbourhood Main Street, allowing future residents direct and easy access to a variety of local area destinations to meet their daily needs. The site is also $\pm 250\text{m}$ from a cluster of local businesses at the intersection of 26 AV SW and 20 ST SW and $\pm 800\text{m}$ from additional businesses, cafes and restaurants along the 14 ST SW Neighbourhood Main Street.

Proximity to Parks, Open Space & Community Amenities: The subject site is within walking distance ($\pm 500\text{-}700\text{m}$) of Richmond Public School and the Richmond Knob Hill Community Association, $\pm 180\text{m}$ from 20 ST Playground, $\pm 400\text{m}$ from cSPACE, and $\pm 615\text{m}$ from South Calgary Park, which hosts the Marda Loop Communities Association building, a Calgary Public Library Branch, South Calgary Outdoor Pool, and a variety of other sports courts and fields.

Proximity to Multi-Unit Development: The SC2008 site is located a block away (primarily northwest, but also southeast) from a number of properties zoned M-C1 and M-CG that allow for 3-4 storey townhouse and apartment-style development. At 2-3 storeys and with corner lot location, the development proposal acts as a transition between these higher density sites and nearby lower density single family residences and semi-detached infills.

POLICY ALIGNMENT

The SC2008 site is located within the boundary of the South Calgary-Altadore Area Redevelopment Plan (ARP, 1986). Similar to the land use redesignation proposal, 2008 28 AV SW requires a minor, map based amendment to the ARP from "Residential Conservation" policy area to "Residential Low Density" to match the land use policy already applying to the remainder of the assembly at 2004 28 ST SW. The development proposal meets the intent of the ARP, whose residential land use policies seek to improve existing neighbourhood quality and character, provide family-oriented housing options, and allow compatible and sensitive infill development.



APPLICANT-LED OUTREACH

CivicWorks and the Developer-Builder are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team will undertake meaningful and appropriately-scaled outreach in support of the proposal to ensure a transparent process for all participants. Key elements of our outreach will include on site signage and hand delivered mailers to residents living within 200m of the site, both of which will advertise a phone line and email inbox for questions and comments. Briefing letters will be shared with the Ward 8 office and the Marda Loop Communities Association (MLCA) with invitations to meet. The outreach process will conclude with mailer/site signage updates and the publishing of an Applicant Outreach Summary that will be shared with community groups, The City and any individual that requests a copy. The Outreach Summary will highlight strategies implemented over time, 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 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.

A handwritten signature in black ink that reads "Zach Hoefs".

Zach Hoefs | Senior Urban Planner
BA, BEd, MPlan, RPP, MCIP