

Applicant Submission



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2022.05.17

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

RE: Land Use Redesignation: R-C2 to R-CGex
637 53 AV SW | Plan 1693AF; Block 18; Lots 18-20 | 0.084ha
702 53 AV SW | Plan 1693AF; Block 14; Lots 38-40 | 0.084ha

Civic Address: 637 53 AV SW, 702 53 AV SW
Developer-Builder: Homes By Avi
Land Use Redesignation Applicant: CivicWorks

DEVELOPMENT VISION

The subject sites are located in the community of Windsor Park and each consist of 0.084 ha of privately owned land on two corner parcels at the intersection of 6 ST SW and 53 AV SW. Homes By Avi has retained CivicWorks to undertake a concurrent Land Use Redesignation (R-C2 to R-CGex) and Development Permit process to facilitate the construction two separate sites containing 6-unit rowhouse developments, each with six associated parking stalls (one per unit) within a three-storey built form. The supporting development concept orients all unit entries to the street along 53 AV SW and 6 ST SW. Private amenity spaces are provided at-grade for each unit.

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 the R-CGex (Residential - Grade-Oriented Infill) District, which has the same purpose as R-CG except that it specifically does not accommodate Secondary Suites or Backyard Suites. Like R-C2, the R-CGex District is a Low Density Residential District intended to facilitate grade-oriented development. The R-CGex District was specifically chosen based on the for-sale townhome target market of the projects, as well as key feedback heard from the Windsor Park community related to other local area R-CG applications.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CGex 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 sites are located on the corners of 6 ST SW and 53 AV SW. The proposed R-CGex 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 6 ST SW and 53 AV SW.
- **Direct Lane Access:** The subject sites have direct lane access from 6 ST SW, facilitating developments that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 6 ST SW.
- **Proximity to Transit:** The subject sites are located ±150-170m from a stop for Route 3 along the Primary Transit Network on Elbow DR SW, one of Calgary's most used and highest frequency transit routes, providing easy access to various destination in the north and south of the city.
- **Proximity To Parks, Open Space & Community Amenities:** The subject sites are located directly across from the Windsor Park Community Association, Park and Playground.



POLICY ALIGNMENT

The project site does not fall within any area policy plans. However, the Chinook Communities Local Area Plan is in the early stages of development with an estimated completion in Winter 2025.

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

Homes by Avi is committed to being a good neighbour and working with community and local area residents 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 include: on-site signage, a neighbour mailer to approximately 200 surrounding area neighbours, 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", followed by a horizontal line.

Paul Needham | Urban Planner
AT, BA, MUPP