

Applicant Submission

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RE: Land Use Redesignation: R-C2 to R-CG
1402, 4th Street N.W. Lots 34 & 35, Block 1, Plan 3946 N (0.0659 ha)

APPLICANT STATEMENT

Designhaus Studio is making an application for redesignation on this property at 1402, 4th Street N.W. in the community of Crescent Heights. The subject site is a corner lot property located on the Northeast intersection of 13th Avenue and 4th Street N.W. The lot dimensions are 15.24m x 43.28m (50'x142') totaling 0.065 ha of privately owned land. Along with the Land Use Redesignation proposal a DP application is to be submitted for a four unit (+/- 69uph) cottage cluster-style development and four parking stalls and a courtyard between essentially two semi-detached style units. The proposed development would be laid out to have two of the four units having grade oriented entrances off of 4th Street N.W. with the other two units have their entrances oriented to 13th Avenue N.W. Each unit is to have private amenity space and use of the communal courtyard space.

SITE + PLANNING RATIONALE

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 13th Avenue N.W. At the intersection of 13th Ave and 4th Street is a gate that makes the street a dead end and quiet for traffic flow.

Proximity to Transit: Transit provision is strong in the area, not only along 4th Street N.W. with the #2 bus stops 56m to the North and 65m to the South but also two bus stops (19 & 303) along 16th Avenue N.W.

With 16th Avenue 250m away from the subject site and is a major thoroughfare that opens up the possibilities for various connection points to LRT stations and area businesses.

Proximity to Main Streets: 16th Avenue N serves as an important Urban Main Street and transportation corridor in the plan area and housing in proximity to this area is looking for a greater diversity in uses and low density uses is strongly discouraged.

Proximity to Parks, Opens Spaces & Community Amenities: The subject site just North of the Crescent Heights Community Association which accommodates tennis courts, two baseball diamonds, outdoor rink and Northhill Community Curling Club. Three blocks south at the end of 4th Street is the McHugh park and off leash dog park. Crescent Heights High Schools is approximately 800m from the subject site. Centre Street is four blocks or 900m to the East so access to shops on both 16th Avenue and Centre St are a 2 min walk in either direction.

These characteristics make the site especially appropriate for the proposed land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

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CITY-WIDE POLICY ALIGNMENT

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 and other community services.

The MDP requires that “*ground and lower level developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.*” (2.4.2 (b)) By having all vehicular access off the adjacent lane, and the unit entries facing the streets, the pedestrian realm adjacent to the streets is protected.

LOCAL POLICY ALIGNMENT

The current North Hill Local Area Plan supports moderate intensification in the subject area and the proposal meets the goals and objectives of the Plan, such as identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. The build form of smaller clusters allows the development to blend in more with the existing scale of the area and pull in heritage assets in architectural styling that would be far more difficult to achieve on larger four unit rowhouse style development. Rooflines and architectural details can easily be incorporated into these smaller groupings of house and be individualized to add character to the Community. With four Main Streets and the Orange BRT running through the area the area is primed for future growth and this is a build scale that is complimentary to existing character. Furthermore the landscaping enhances and compliments the interface between the building and pedestrian routes. The proposed amendment to the North Hill Local Area Plan is deemed appropriate given the intent and contextual nature of the proposed R-CG District and is compatible with semi-detached and single family developments.

CONCLUSION

This 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 in a unit that provides a gentle increase in density and enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application.

Sincerely,

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