

Applicant's Submission



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

FEBRUARY 13, 2018

City of Calgary
Planning and Building
800 MacLeod Trail SW
Calgary AB T2P 2M5

RE: Land Use Redesignation from R-C2 to R-CG: 1940 - Bowness Rd. NW | Lots 19 & 20, Block 15, Plan 51510

The subject parcel is located in the community of West Hillhurst and consists of 0.0581ha of privately owned land. RNDSQL Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 19 Street and Bowness Road NW, a four-bay garage structure and no provisions for secondary suites on site. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits this parcel to two households regardless of configuration. 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.

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, city-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

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:

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both Bowness Road and 19 Street NW with grade-oriented unit entrances.

Direct Lane Access: The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along Bowness Road and 19 Street NW.

Collector Road: The subject site is located along a Collector standard road, ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is ~250m from a primary transit & BRT stop (Routes 305, 1, & 404), along the Kensington Road NW Primary Transit Network corridor. Calgary's Primary Transit Network provides communities with daily reliable public transit service, with a frequency of every 10 minutes or less, 15 hours a day, 7 days a week.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows future residents direct and easy access to area amenities and open space. Broadview Park and the Bow River Pathway are both a short walk from the subject (~125m & ~250m respectively).

Proximity To A Neighbourhood Corridor : The subject site is ~1230m (2-5 min walk) from Kensington Road NW, one of the City-identified Neighbourhood Main Streets – active corridors that attract Calgarians to socialize, work, live, shop, dine, and

Applicant's Submission



celebrate. These streets also act as important transportation routes for those who walk, cycle, drive or use transit. City-wide policy encourages both population and job growth around these key corridors.

Adjacent To Existing Commercial Development: The subject site is proximate to a commercial use – the Westmount Auto Centre. The proposed land use redesignation and development vision provide an excellent fit into the overall fabric of the diverse surrounding neighbourhood context.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable 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.

COMMUNITY ENGAGEMENT

RNDSQR is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, RNDSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it to ensure a clear and transparent application process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. Key elements of our engagement strategy include:

On-site Signage | To be installed on-site at time of submission

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, RNDSQR and the project team have designed and custom built on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines RNDSQR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions about the proposed land use district and development outcome.



SIGNAGE INSTALLED ON-SITE DURING R-CG APPLICATION PROCESS

HEY NEIGHBOUR!

An exciting change is happening here!

We are proposing a land use change here to give more Calgarians an opportunity to:

FIND NEW INNER-CITY LIVING OPTIONS

The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you.

We want to give more Calgarians the opportunity to see what makes inner city living great! We need city facilities looking for something different, we built homes that fit in the existing fabric - in different ways, not from scratch or in the past.

In every thing we do, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to make our vision.

HAVE MORE CHOICES FOR GETTING AROUND

For over 100 years, cities have been shaped for the needs of vehicles. That's why we're looking around the neighbourhood for places people can live further away from their cars, also downtown and not just close to transit like bus stops.

We want to build homes for those who live on the thought of the daily commute. We choose to build livable neighbourhoods, with great access to transit, car sharing programs and parking when they're needed, so that more people can live and more people living in the inner city. We want to give more Calgarians the option - to live in communities where living is not just a commute and not just a necessity.

FIT WHERE YOU LIVE

For where you live is about finding balance. We all want to get more out of our lives, and for some that means less commuting and more living. It means appreciating all the sometimes best moments - all through that amazing commute and parking when it's not. We built homes that focus on living, connecting, and with spaces where people can make it all fit.

We build homes for people who understand the joys of walking and the corner for groceries, a local coffee, and amazing local shops. We build for people who see the vibrant mix of the inner city. And we also value quality craftsmanship and believe we can do that in town.

Want to know more or let us know what you think?
Visit www.engageRNDSQR.com

Applicant's Submission



Project Website | www.engageRNSQR.com

To ensure that all stakeholders have consistent and easy access to information about future RNSQR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The *engageRNSQR* website portal includes:

- Information about RNSQR and their vision;
- Project-specific pages that include site location, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



Applicant's Submission



Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owner are aware of the proposed land use change.

The postcards outline RND5QR's vision for introducing innovative new housing options to Calgary's inner-city communities and direct interested parties to get in touch with the project team. A corresponding project website portal includes additional site-specific information and provides answers to commonly asked questions.

HEY NEIGHBOUR!
An exciting change is happening near you!

We are proposing a land use change at 1940 - Bowness Road NW to give more Calgarians an opportunity to:

- FIND NEW INNER-CITY LIVING OPTIONS**
The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by giving more Calgarians the opportunity to see what makes inner city living great. For inner city families looking for something different, we build homes that fit in the missing middle - not typical condos or flats. In everything we do, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to realise our vision!
- HAVE MORE CHOICES FOR GETTING AROUND**
Over the last 300 years, cities have been shaped by the needs of vehicles. Planning happens before around the automobile has allowed people to live further away from their over-styled homes and given rise to how most cities look today. We want to create homes for those who dread the thought of the daily commute. We choose to build in walkable, neighbourly streets, with great access to transit, car sharing services and cycling amenities. We want to give more Calgarians this option - to live in communities where having or using a vehicle is a choice and not a necessity.
- FIT WHERE YOU LIVE**
Fit where you live is about finding balance. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating that sometimes less is more - a philosophy that embodies comfort and sustainable living. At RND5QR, we focus on living, connecting, and creating spaces where people can make it all fit. We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who see the vibrant mix of the inner city. We also value quality craftsmanship, and believe we can fit that in, too.

Want to know more or let us know what you think?
Visit www.engageRND5QR.com

fit where you live.

The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you.

We craft inspired, affordable, modern spaces for people who want to spend less time commuting and more time living. We believe you should live where you live, and we are passionate about the details that make each project unique.

CONCLUSION

The proposed land use redesignation will facilitate a development vision that addresses the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments or concerns, please contact me at 403 889 4434 or boris@civicworks.ca.

Sincerely,

Boris Karn, Planner
B.HSc., M.Plan.

