

## Applicant's Submission

0395

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

Wednesday, December 20, 2017

The City of Calgary  
Planning and Building Approvals  
PO Box 2100, Station M (#8108)  
Calgary, Alberta T2P 2M5

Attn: To Whom It May Concern

**Re: Land Use Redesignation from M-CG to M-C1  
235 14 Avenue NE**

## Applicant's LOC Submission Planning Analysis

The purpose of this analysis is to provide the reasons for making this application, and reasons for approval.

### Design Intent and Context

The subject parcel is located in the community of Crescent Heights and consists of 0.074 ha. We are proposing a development with a five-unit Rowhouse Building. Front doors would face 14 AV NE and 2 ST NE. Vehicular access would be from the adjacent lane. Parking would be provided in garages located at grade.

The current land use designation is R-C2 (Residential - Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to R-CG (Residential - Grade-Oriented Infill District).

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

*accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

## Applicant's Submission

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

#### Location Criteria

The site meets a number of criteria that make it an appropriate location for R-CG:

**It is on a corner parcel.** This reduces the impact of the higher density use on neighbouring lower density properties. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a.-c.)

**It is within 400 metres of a transit stop.** This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure, and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

**It has direct lane access.** Encouraging direct lane access for multi-residential in buildings accommodates a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape; and creates a safer pedestrian environment due to fewer driveways crossing sidewalks. (MDP 3.5.1 d.)

In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is only five minutes' walk from transit routes on Centre St N, Edmonton Tr NE and 16 AV NE (Routes 3, 4, 5, 17, 19, 62, 64, 69, 109, 116, 142, 300, 301).
- The site is only one block away from commercial and retail amenities on Edmonton Tr NE, and only two blocks away from commercial and retail amenities on Centre St N and 16 AV NE.
- The site is less than five minutes' drive from Renfrew Aquatic & Recreation Centre and Crescent Heights High School.

#### Policies (and Variations)

---

##### Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that "ground and lower levels of 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 from the adjacent lane, and unit entries facing the streets, the pedestrian realm adjacent to the streets is protected.

## Applicant's Submission

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

#### Crescent Heights Area Redevelopment Plan (ARP)

The ARP recommends that this site be of Low Density Residential use.

The ARP states that the low density conservation housing policy is retained for those areas designated R-1, R-2 and DC (with low density residential guidelines). As the ARP was written before the current Land Use Bylaw, we interpret that this means that the current Low Density districts would be appropriate. The proposed R-CG district is a Low Density use.

The ARP continues to state that intent of this policy is to permit redevelopment that maintains the existing low density neighbourhood quality and character and is compatible with the surrounding streetscape. As well, the character of the existing low density residential areas should be maintained while appropriate new development is encouraged. The R-CG district was designed to be compatible with existing semi-detached and single detached development.

#### Bylaw (and Relaxations)

---

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

#### Engagement

---

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Cliff Bungalow Community Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with City policies and the best use of this parcel. For these reasons, we respectfully request Calgary Planning Commission and Council's support of our application.