

Applicant's Submission



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JANUARY 19, 2018

City of Calgary
Planning and Building
800 MacLeod Trail SW
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RE: Application Amendment: LOC2017-0356
Land Use Redesignation from R-C2 to R-CG: 2102, 2106 - 5 Avenue NW | Lots 12 and 13, Block 14, Plan 8942GB

The subject parcels are located in the community of West Hillhurst and consists of 0.1123ha of privately owned land. RNDSQL Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a seven-unit Rowhouse Building with front doors facing 20 Street and 5 Avenue NW. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. No local area plan amendments are required. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District 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.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-unit uses. 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 design that is adaptable to the functional requirements of evolving household needs.

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 5 Avenue and 20 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 5 Avenue and 20 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 a Main Street: The subject site is ~500m (5-10min 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 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.

Proximity To Transit: The subject site is directly in front of a transit stop (Route 104 & 404), and ~700m from a primary transit stop (#72).

Proximity To An Existing Open Space, Park or Community Amenity: The subject site is located ~200m from the West Hillhurst Community Centre and West Hillhurst Park.

Proximity to Existing Multi-Residential Development: The subject site is proximate to a multi-residential development at the corner of 4 Avenue and 20 Street NW.

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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 create. It is full of exciting ideas and we want to help give our community the chance to thrive here.
We want to give more Calgarians the opportunity to live in new and exciting inner city living options. For inner city living options, we have a lot to offer. We have homes that fit in the existing residential fabric, we have options for rental, and we have options for more.
In exploring we can be a great neighbour, working with our neighbours and working with the community to make it all work. We look forward to working with you to make our vision a reality.

HAVE MORE CHOICES FOR GETTING AROUND
For over 120 years, Calgarians have thrived in the heart of the city. Planning a neighbourhood around the inner city has always been a goal. We look forward to the future of our city and the choices we have to make to make it all work.
We want to create homes for those who want to live in the heart of the city. We want to create inner city living options, with great access to transit, car sharing services and living amenities. Making it easier to get to work and more people living in the inner city. We want to give more Calgarians the option to live in inner city areas having a vehicle to choose and not a necessity.

FIT WHERE YOU LIVE
We want you to live in the heart of the city. We will work together to make it all work, and we want to make sure we are creating a sustainable and vibrant inner city. We want to create a vibrant inner city, and we want to create a vibrant inner city. We want to create a vibrant inner city, and we want to create a vibrant inner city. We want to create a vibrant inner city, and we want to create a vibrant inner city.

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

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Project Website | www.engageRNDISQR.com

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

- Information about RNDISQR 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).



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Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners 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 2102, 2106 - 5 Avenue 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! Our inner city families looking for something different, such as homes that fit in the missing middle - not typical condos or townhomes. In everything we do, we remain committed to being great neighbours and working with the community where we build. We look forward to working with you to realize our vision.

HAVE MORE CHOICES FOR GETTING AROUND
Over the last 100 years, cities have been shaped by the needs of vehicles. Planning for automation enabled the automobile to transform the way we live. Further away from their work and destinations and given the chance that cities have today.

We want to create homes for those who dream the thought of the fully remote. We choose to build in walkable neighbourhoods, with great access to transit, car sharing services and exciting 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 enjoying that sense of peace in nature - a lifestyle that embodies balance and sustainable living. At RND5QR, we focus on living, connecting, and creating spaces where people can make it all fit.

We built homes for people who understand the joys of walking around the corner for groceries, within coffee and amazing social spots. We built for people who love the vibrant life of the inner city. We also understand that it's not just about fit, 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 not a 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 love 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.Plani.

