

Applicant's Submission



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FEBRUARY 26, 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: 4925, 4929 - 21a Street SW | Lots 13, 14, 15, Block 15, Plan 1952AD

The subject parcel is located in the community of Altadore and consists of 0.0956ha of privately owned land. RNDSQL Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction of a seven-unit Rowhouse Building with front doors facing 21a Street and 49 Avenue SW, a seven-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 each of the subject parcels to two households regardless of configuration. 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. A supporting Minor ARP Amendment to the South Calgary / Altadore ARP will also be required.

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.

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 49 Avenue and 21a Street SW 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 49 Avenue and 21a Street SW.

Proximity To Transit: The subject site is ~175m from a local transit stop (Route 13) along 50 Avenue SW, and ~400m from another local transit stop (Route 7) along 20 Street SW.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows future residents direct and easy access to a variety of community resources. A large community open space, Flames Community Arenas, Garrison Curling Club and Passchendaele Park are a short walk (~250m) from the subject site. Additionally, Central Memorial High School, Lord Shaughnessy High School and Alternative High School are within ~250m of the subject lands.

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 (MDP). The MDP identifies ground-oriented housing as a key component of complete and resilient communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options. MDP policies also 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.

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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! For inner-city families looking for something different, we build homes that fit in the missing middle - in other words, not typical condos or infills.
In everything we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision!
- HAVE MORE CHOICES FOR GETTING AROUND**
For over 100 years, cities have been shaped by the needs of vehicles. Planning transportation around the automobile has allowed people to live further away from their everyday destinations and has given rise to 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 neighbourhoods, with great access to transit, car sharing services and cycling amenities - making car ownership optional for more and more people living in the inner-city. We want to give more Calgarians this option - to live in communities where having a vehicle is a choice and not a necessity.
- FIT WHERE YOU LIVE**
If 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 conscious and sustainable living. At RNDSQR, 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 love the vibrant mix of the inner-city. And we also value quality craftsmanship, and believe we can do that in too.

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

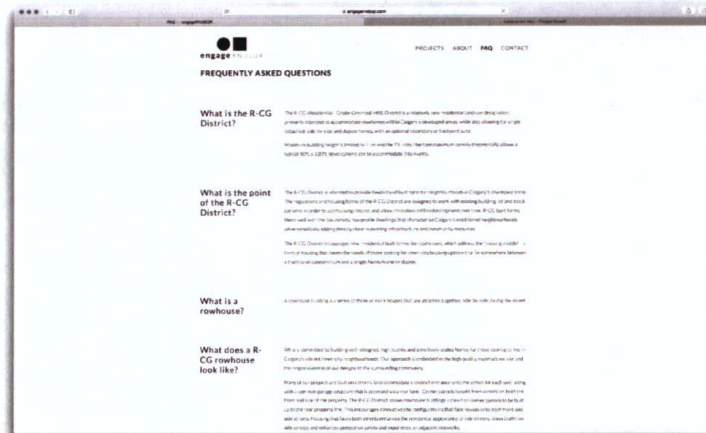
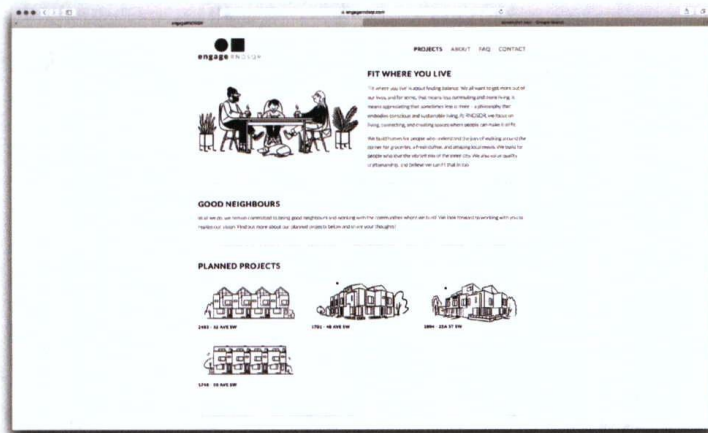
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Project Website | www.engageRNSQR.com

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).



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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 RNDSQL'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.



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.

