

## Applicant's Submission



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

MARCH 12, 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: 1107 - 8 Avenue NE | Lot 1, Block 157, Plan 8150AN

The subject parcel is located in the community of Renfrew and consists of 0.0570ha of privately owned land. Eagle Crest Construction 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 10 Street and 8 Avenue NE. 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 (Residential – Contextual One / Two Dwelling) 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 10 Street and 8 Avenue NE 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 10 Street and 8 Avenue NE.

**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 ~45m / ~95m from two primary transit stops (Route 17, 19 & 45), and is adjacent to the 8 Avenue NE 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 Multi-Residential Development:** The subject site is proximate to an existing large scale multi-residential development (Regal Park), which is sited directly across 8 Avenue NE.

**Pre-Application Community Association Support:** As part of a pre-application engagement process, the project team met with Renfrew Community Association's Planning & Development Committee on February 5, 2018. After a discussion about the preliminary design concept and land use change, the Committee expressed support for the land use redesignation.

## Applicant's Submission



### 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

Eagle Crest Construction is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Eagle Crest Construction and the project team have undertaken a community engagement process in support of this application to ensure a clear and transparent 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.

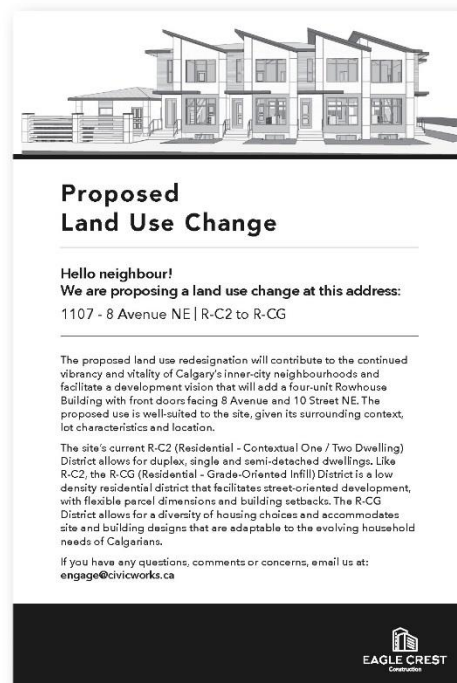
As part of a pre-application engagement process, Eagle Crest Construction and members of the project team met with Renfrew Community Association's Planning & Development Committee on February 5, 2018 to discuss the proposed land use redesignation and associated development vision. The team shared preliminary architectural concepts and received feedback on a number of topics including street orientation, materials and screening. The committee's comments were taken under advisement and integrated where possible into the refinement of the development concept. The associated Development Permit application reflects these key changes. Overall, the Committee expressed support for the land use redesignation.

In addition to pre-application discussions with the Communicant Association, other key elements of our engagement process 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, Eagle Crest Construction and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.



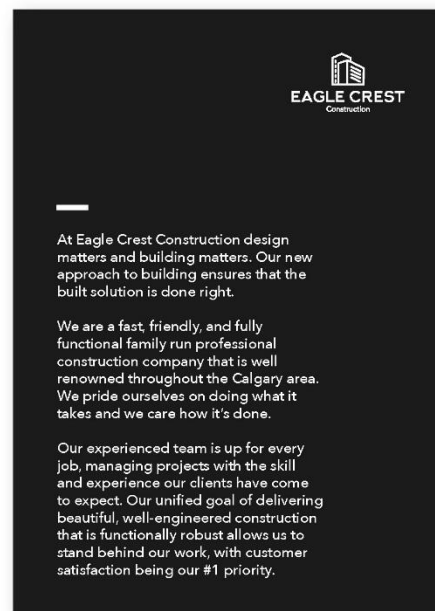
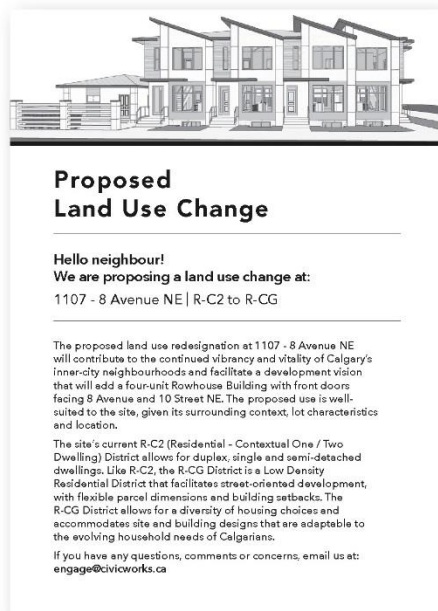
## Applicant's Submission



### Surrounding Area Postcard Drop | ~100 surrounding area neighbours

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

The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



### CONCLUSION

The 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 will introduce new and innovative housing options for Calgarians looking to live in inner-city communities that enjoy excellent access to transit, existing infrastructure and community amenities. 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](mailto:boris@civicworks.ca).

Sincerely,

Boris Karn, Planner  
B.H.Sc., M.Plan.

CIVICWORKS  
PLANNING + DESIGN