

Applicant's Submission

South Calgary Townhouse – Land Use Redesignation

to:	The City of Calgary Planning Implementation Development & Building Approvals 800 Macleod Tr. S.E. Calgary, Alberta	date:	2018-01-09
attn.:	Adam Sheahan, Planner 2	file reference:	3.7.1 Land Use Redesignation
project:	South Calgary Townhouse	pages:	3
project no:	17037		
re:	<u>Project Rationale: Land Use Amendment</u>		

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On behalf of Tollo Group Inc. and Richard Fedoruk, McKinley Burkart Architects is pleased to submit a proposal for the re-designation and redevelopment of 1940 29 Avenue SW with the intention of constructing a contextual grade-oriented multi-residential townhouse project which is designed to be compatible with the goals and purpose of the South Calgary Area Redevelopment Plan.

The land parcel is listed below in Table 1:

Table 1: Parcel for Redesignation

<u>Civic Address</u>	<u>Legal Address</u>
1940 29 Avenue SW	Lots 19 + 20; Block 23; Plan 4479 P

Application References

Pre-Application Enquiry:	PE2017-01068
Concurrent Development Permit Application:	DP2018- <u>0230</u>

While respecting the current land use context and understanding the general desire to retain neighbourhood stability through appropriate redesignation, the proposed development is seen as introducing a new multi-dwelling model for inner-city neighbourhoods in Calgary, that will appeal to a variety of family sizes and types.

The Lands are situated within the community of South Calgary and are neighboured by the community of Richmond across 20 Street SW to the west and are governed by the South Calgary - Altadore Area Redevelopment Plan (ARP), which guides in both policy direction and contextual design for the development.

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This proposed development is designed to provide a high quality and aesthetically sensitive multi-residential dwelling that is aimed at appealing to a variety of family types and sizes. The application is for a three-and-a-half storey townhouse building containing four grade-oriented units that share a common corner. Each unit contains three bedrooms and private tandem-parking garages accessed from the existing lane. Contextually, the proposed mass, density, and height are all appropriately scaled to the adjacent land uses of low-density residential and multi-family developments. The design intent is to deviate from the commonly implemented rowhouse model, which typically results in the main living spaces and outdoor amenity spaces for 3-4 units facing directly on to the adjacent property, thus compromising the existing owner's privacy.

Redevelopment of the site: Context and Identity

This land use application is to permit the proposed development by approving land use and development permit changes. (Refer to Table 2 for current and proposed land uses for the Lands). This adjustment to the current R-C2 (Low Density Residential District) zoning will allow for a new low density residential model that is compatible with the ARP in preserving and enhancing the character and scale of the neighbourhood through conservation, and low density residential and grade-oriented medium density residential infill developments.

Table 2: Proposed Redesignation of Parcel

<u>Civic Address</u>	<u>Current Zoning and Use</u>	<u>Proposed Zoning</u>
1940 29 Avenue SW	R-C2 Single Family Residence	M-CG d75 with R-CG Development Outcome

Considering land use policy guidance thus far, and indicated through pre-application discussions with the City of Calgary, it is believed that the M-CG (Multi-Residential – Contextual Grade-Oriented District) land use zoning with a density modifier and an R-CG (Residential – Grade-Oriented Infill District) development outcome is well suited to responsibly accommodate urban design and architectural intentions for the proposed site. As indicated in Table 2, the proposed change to the M-CG land use zoning would be the adjustment of the site density from 111 units per hectare to 75 units per which is consistent with the R-CG land use and the maximum density under the ARP.

The rationale during the pre-application stage was that the M-CG district with a density modifier would be more appropriate than the R-CG district due to the lack of the latter having townhouses listed as a permitted or discretionary use. The proposed development is not seeking to increase density or height limitations – it merely provides an alternative configuration of units that are more considerate to the adjacent property. Contextually, the lands are located within several blocks of various other M-CG and R-CG districts, as well as situated on a block immediately adjacent to a large M-C1 district. These zonings support a variety of similar developments including semi-detached duplexes, rowhouses, and townhouses.

The proposed development is on a corner parcel with a dramatic slope, a common site condition for this area. Unique programmatic distribution, massing, and resolution of policy and building pragmatics ensures that this project responds to and augments an already vibrant neighbourhood. It will activate 29 Avenue SW, 19 Street SW, and the existing lane alike, while maintaining the privacy of the immediately adjacent neighbour by pulling all outdoor amenity spaces to the front, rear, and 19 Street facades of the parcel.

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Conclusion

South Calgary exists as an established stable and vibrant neighbourhood within the city. Together, with the support of the community and the adjacent neighbour, the developer, and the city, we hope to provide a high quality, thoughtful development that enhances the current character of the surrounding area. The proposed land use redesignation seeks to align with the Area Redevelopment Plan and further evolve and enliven the identity of South Calgary.

per: 

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