

## Applicant's Submission



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City of Calgary  
Planning and Building  
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**RE:** Land Use Redesignation from R-C1 to R-CG: 5315 - 19 ST SW | Lot 12, Block 30, Plan 3401HR

The subject parcel is located in the community of North Glenmore Park and consists of 0.0565ha of privately owned land. RNDQR Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a 2-storey four-unit Rowhouse Building with front doors facing 53 Avenue SW and 19 Street, a four-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-C1 (Residential – Contextual One Dwelling) District allows for primarily single-detached dwellings and limits this parcel to one household regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C1 (Residential – Contextual One Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District.

Like R-C1, 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 53 Avenue and 19 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 53 Avenue and 19 Street SW.

**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 ~225m from two transit stops (Route 7 & 107), and is also within ~800m of a primary transit stop (Route 7, 18, 20, 63, 72, 107, 182, 306) along the Crowchild Trail 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.