

Applicant's Submission



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MAY 24, 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: 2026 24 Ave SW | Lot 12 & 13, Block 1, Plan 2950AJ

The subject parcel is located in the community of Banff Trail and consists of 0.0558 ha of privately owned land. Eagle Crest Construction has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction of a four-unit Rowhouse Building with front doors facing Exshaw Rd NW and 24 Avenue NW. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

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, and is intended to facilitate grade-oriented development. The R-CG District accommodates a variety of grade-oriented development in forms like Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. The District provides 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 fall within the boundaries of the Banff Trail Area Redevelopment Plan, a Local Area Plan approved in 1986. In 2013, the ARP was amended as a result of a Council direction for administration to work with the Banff Trail Community Association and other local stakeholders to identify areas for modest intensification, consistent with the policies of the Municipal Development Plan, which identifies the community of Banff Trail as a key location for new growth within the city. 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 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 Exshaw Rd and 24 Ave 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 Exshaw Rd and 24 Ave SW.

Major Road: The subject site is located along 24 Ave NW – a Collector Road – ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is ~150m from two transit stops (Route 65 & 105), and is also within ~800m of the Primary Transit Network along the 16 Ave NW corridor and the Banff Trail LRT Station. 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 An Existing Open Space, Park or Community Amenity: The subject site allows future residents direct and easy access to a variety of community resources. Four schools are within short walking-distance: William Aberhart School, Branton School, Capital Hill School, and Ecole St Pius. The Banff Trail Community Association facilities and sports fields are a 5-minute walk away, and the site is located within 600m of a Neighbourhood Activity Centre on 20th Ave 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

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. 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.



Proposed Land Use Change

Hello neighbour!
We are proposing a land use change at this address:
2026 - 24 Ave NW | R-C2 to R-CG

The proposed land use redesignation will contribute to the continued vibrancy and vitality of Calgary's established neighbourhoods and facilitate a development vision that will add a four-unit Rowhouse Building with front doors facing Exshaw RD and 24 Ave NW. 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. Like R-C2, the R-CG (Residential - Grade-Oriented Infill) District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments or concerns, get in touch:
Email engage@civicworks.ca or call 587.747.0317

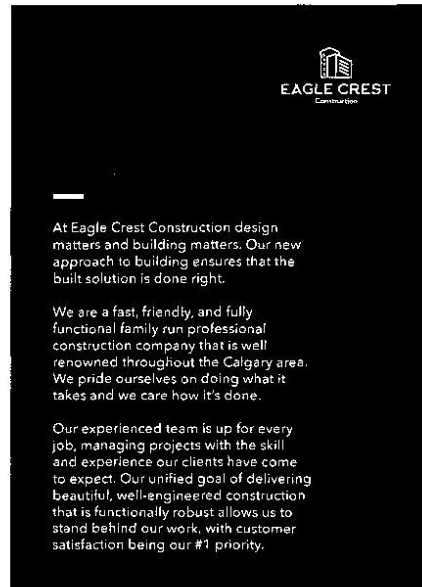
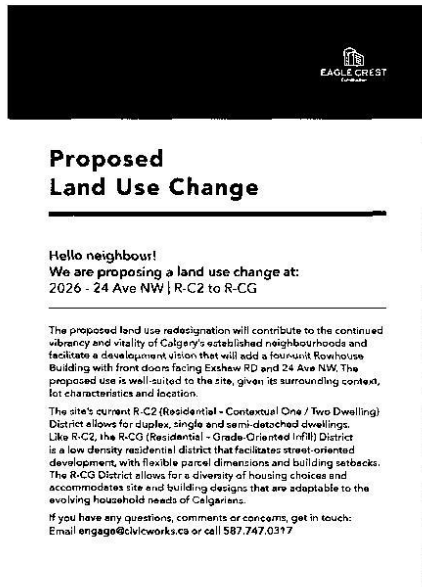
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Surrounding Area Postcard Drop | ~100 surrounding area neighbours

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 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 phone line and 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 established 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 403-975-3763 or ben@civicworks.ca.

Sincerely,

Ben Bailey, RPP, MCIP

