

Applicant's Submission



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APPLICANT SUBMISSION STATEMENT: Land Use Redesignation from DC-29Z91 to R-CG: 2715 - 28 AVE SW

The subject parcel is located in the community of Killarney/Glengarry and consists of 0.0580ha of privately owned land. RNDSQL Inc. 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 28 Avenue and 27 Street SW, 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 DC-29Z1 (Direct Control) District, which has the same Permitted and Discretionary uses of the R-2 Residential Low Density District, allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings, and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing DC-29Z1 (Direct Control) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the Killarney/Glengarry ARP will also be required.

Like R-2, 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 fall within the boundaries of the Killarney/Glengarry Area Redevelopment Plan, a Local Area Plan approved in 1986, and are also 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 28 Avenue and 27 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 28 Avenue and 27 Street SW.

Proximity To Transit: The subject site is ~300m from a transit stop (Route 6), and is also within ~800m of the Primary Transit Network along the Richmond Road SW 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 An Existing Open Space, Park or Community Amenity: The subject site allows future residents direct and easy access to a variety of community resources. The Killarney Glengarry Community Association, sports fields, tennis courts, and community gardens are directly adjacent to the site, and the Killarney School and Holy Name School are within short walking-distance—a 5 and 10-minute walk, respectively.

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: RNDSQL is committed to working with surrounding community members and stakeholders throughout the application process. As part of that commitment, RNDSQL 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.