

Applicant's Submission

#0074

Planning rationale for 826 - 16 Street NW

Introduction

This application seeks to re-designate this residential parcel from Contextual One/Two Dwelling District (R-C2) to an R-CG (rowhouse is discretionary) to allow for the development of a four (4) unit Rowhouse Building facing 16 Street and 8 Ave NW. The planning rationale, supported by technical and policy requirements, is summarized on this page.

General Discussion

The community of Hillhurst is ideally located in Calgary's northwest quadrant, close to the world-class institutions of SAIT, Foothills and Alberta Children's Hospital as well as the downtown employment centers. It also boasts access to all levels of public and separate schools, transit lines plus excellent green space and pathways.

The proposed re-designation allows for the building of a four-unit rowhouse building. This adds to the variety of housing types and price levels currently present in the community, and contributes to the diversity and vitality of Hillhurst. A design scheme is being worked on currently and a DP application will be submitted some time following the re-designation application.

- The site is located within Area 5 indicated within the Hillhurst/Sunnyside ARP as a 'low density conservation' area.
- While the ARP refers to R-2 zoning for this area it should be noted that RC-G zoning didn't exist at the time of the last major revision to the ARP in 2012.
- The proposed re-designation of the site is for RC-G, which is classified as a low-density residential zoning (still in keeping with the objectives for this property in the ARP).
- The neighbouring properties are designated RC-2 while the properties across the street are MC-1 (Cedarbrae Apartments). RC-G zoning on this site would create an appropriate transition from the MC-1 site to the north and the neighbouring RC-2 sites.
- The proposed RC-G zoning would be in order to accommodate a development of four row houses mainly facing 8 Ave that would be two-stories in height. The development would respect contextual building height and setback along 16 Street. Four single detached garages would be located off of the rear alley. Each home would include a private outdoor amenity space along the south border of the property that would also provide additional privacy for the adjacent neighbour.
- This re-designation is also in keeping with the objectives stated within the Calgary MDP of a moderate increase in density and diversification of housing choices. This site is located less than 1 km away from either the Sunnyside or SAIT LRT stations and is directly adjacent to transit running along 8 Ave NW.