

Applicant's Submission



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LAND-USE RE-DESIGNATION RATIONALE

OVERVIEW

Municipal Address: 1521 20 Ave NW

Legal Address: The Easterly Nineteen (19) Feet of Lot Thirty (30) and all of Lot Thirty One (31), Block 4, Plan 2864 AF

Existing Zoning: R-C2

Parcel Area: 490.94 sq.m., 0.049094 ha

Proposed Zoning: **M-CG**

Land Use Density: 111 units/ha maximum

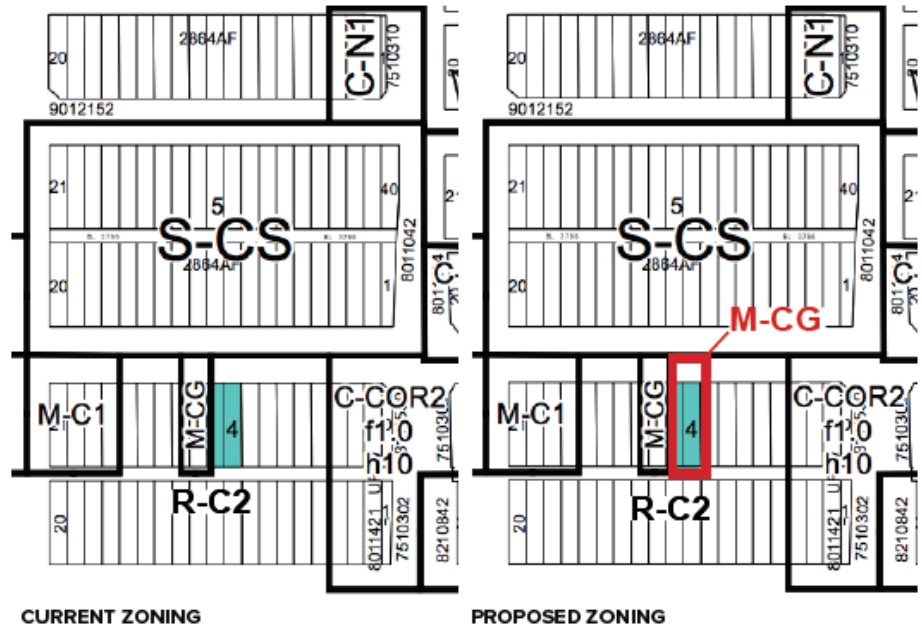
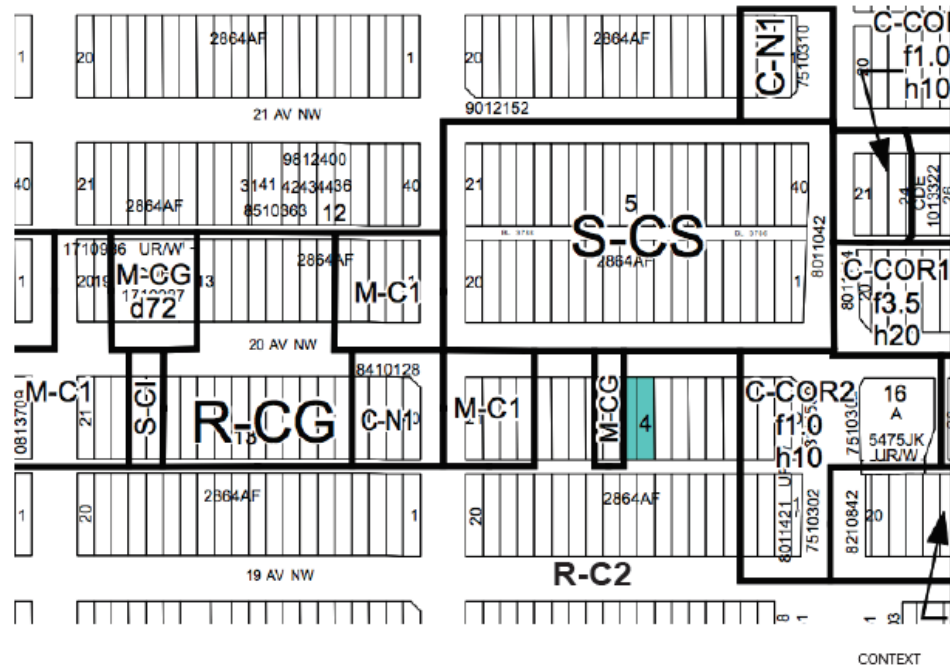
Permitted Density: **5 units maximum**

The parcel is located in the established community of Capitol Hill, on 20 Avenue and 15th Street NW. The existing zoning of the subject parcel is R-C2, and the proposed zoning is **M-CG**.

The property is conveniently located along the busy 20 Ave NW artery, and only steps away from the 14th Avenue thoroughfare, a primary transit corridor that connects the community to city centre. The parcel is located on the northern boundary of an existing R-C2 zoning block with the dominate form being single detached dwellings. To the North, the parcel faces Capitol Hill Park and Capitol Hill Community Association (S-CS zone). The eastern edge of the block is dominated by Commercial Core (C-Cor2 zone) that permits mixed commercial and residential uses, whereas the west edge features contextual low profile multi-residential building currently occupied by the Royal Canadian Legion (M-C1 zone). Immediately west of the parcel is 1525 20 Ave NW, a parcel that was recently re-zoned to M-CG (LOC2016-0237 / CPC2017-040).

The proposed rezoning application seeks to revise the current R-C2 zoning to that of a grade-orientated infill, utilizing a townhome form as permitted within the M-CG zoning. The subject parcel will then be combined with the adjacent 1525 20 Ave NW parcel (M-CG), and will be subject to a DP application for the two parcels.

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DRAWING

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The Land Use Amendment proposal closely aligns with the North Hill ARP, which has designated the subject parcel for "Medium Density Low-Rise" development in future city-initiated land use re-designations. Intensification of residential density along the 20th Avenue corridor has already begun, with Council having approved the re-designation of select R-C1 and R-C2 parcels to R-CG zoning that would allow for low density, grade-oriented infill development in the form of rowhomes, duplexes, semi-detached dwellings and cottage housing clusters (July 2017, CPC2017-268).

Furthermore, the successful re-designation of 1525 20 Ave from R-C2 to M-CG in February 2017 suggests that similar zoning would be appropriate for the adjacent parcel. In fact, the proposed townhome schematic will align more closely with the City's vision for mid-block parcel: "It would be much better to see more land consolidated into a larger parcel that would allow a more comprehensive development that would provide a greater number of units in a more elegant development" (CPC2017-040). This sentiment for increasing density on appropriately sized lots along 20th Ave was recently noted by the Capitol Hill Community Association: "in order to support an M-CG development at this density, we would need to see at least 75-100' of frontage (2-3 properties) in combination" (CPC2017-040). Combining the 1521 and 1521 parcels for multi-residential development responds to the Council's and Community Association's reservations by providing a sizable lot with proposed townhome units that promote density while reflecting the surrounding context through their built form.

The proposed M-CG zone is intended for use in developed areas, and provides grade-oriented projects of contextual and low density. The zone also contains specific building heights and front setback areas that reflect the immediate context, providing a logical transition between the surrounding low density R-C2 / R-CG district and the mid-density M-C1 district to the west. The M-CG zone is intended to be in close proximity or adjacent to low density residential development, and requires landscaping features that would compliment the design of the development and help maintain privacy for the adjacent neighbours. The M-CG zoning would allow the design of the dwelling units to respond more freely to the mid-block parcel conditions, to better ensure that critical considerations such as privacy, shading, amenity space, parking and circulation are well-considered in relation to the surrounding buildings and greater community.

This land use application will be followed by a development permit application and reviewed with the Capitol Hill Community Association. Following the previous comments in CPC 2017-040 on the adjacent LOC2016-0237, we seek approval for a rezoning to MCG for the site located at 1521 20 Avenue NW.

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