

Applicant Submission

0400

inertia

Inertia Corporation
1140-B 44th Avenue SE
Calgary, AB T2G 4W6

Tuesday, December 19, 2017

The City of Calgary
Planning and Building Approvals
PO Box 2100, Station M (#8108)
Calgary, Alberta T2P 2M5

Attn: To Whom It May Concern

**Re: Land Use Redesignation from R-C2 to R-CG
523 8 Street NE**

Applicant's LOC Submission Planning Analysis

The purpose of this analysis is to provide the reasons for making this application, and reasons for approval.

Design Intent and Context

The subject parcel is located in the community of Bridgeland and consists of 0.04 ha. We are proposing a development of a three-unit Row House Building. Front doors are facing 5 Ave NE and 8 Street NE with a vehicular access from the adjacent lane. Parking would be provided at grade.

The current land use designation is (R-C2) Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

To support the proposed three-unit development, therefore, we are applying to change the designation from R-C2 to R-CG Residential – Grade-Oriented Infill District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade-oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Location Criteria

The site meets a number of criteria that make it an appropriate location for R-CG:

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It is on a corner parcel. This reduces the impact of the higher density use on neighbouring lower density properties. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a.-c.)

It has direct lane access. Encouraging direct lane access for multi-residential in buildings accommodates a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape; and creates a safer pedestrian environment due to fewer driveways crossing sidewalks. (MDP 3.5.1 d.)

In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is surrounded by redeveloped parcels.
- The site is only five minutes' drive from Downtown Calgary
- The site is only three blocks away from retail and commercial services on 1st Avenue NE.
- The site is less than a ten minutes' walk from the Bridgeland Riverside Community Association and the major park it is within
- The site is only three blocks away from transit Route 90 on 1st Avenue NE.

Policies (and Variations)

Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (MDP 3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (MDP 2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 5 ST SW, the pedestrian realm along 5 ST is protected.

Bridgeland/Riverside Area Redevelopment Plan (ARP)

The ARP currently recommends that this site be of a Conservation use. As the R-CG district is a Low Density district, it is an appropriate fit within the Conservation Area. It should be noted that R-CG is not mentioned in the ARP as the plan was written before the district was added to the Land Use Bylaw.

Our proposal for three units on this site has a density of only 73 units per hectare (multi-residential districts start at 111 UPH). The proposed building is of a scale compatible with the single detached and semi-detached housing in the area (all of which are recent infills), and every unit has an individual at-grade access.

As these units will each have two or three upstairs bedrooms, a private at-grade amenity space, and private garages, they would be attractive for families looking to live in the community.

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Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement

A pre-application meeting was held on August 8th, 2017 with Martin Beck, *Planner - Community Planning (North)* at the City of Calgary. Mr. Beck indicated that the City and the community are conducting an ARP review and advised that we wait until this is completed as corner sites may be identified for modest increases in intensity, or potentially up-zoned by Council. Mr. Beck suggested that if we can't wait until this review is complete, he would encourage us to consider an R-CG application rather than a multi-residential use.

A review of the project (<https://engage.calgary.ca/BridgelandRiverside-ARP>) indicates that it won't be before Council for their consideration until Winter of 2018. Given this timeline, we have decided to proceed with the application now.

The immediate neighbours and the Bridgeland Riverside Community Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with City policies and the best use of this parcel. For these reasons, we respectfully request the support of Calgary Planning Commission and Council for our application.

If you wish to contact me regarding this application, please reach me at trent@architecture.ca or by telephone at 1 (403) 464-7721.

Best regards,



Trent Letwiniuk
Inertia Corporation