

Applicant's Submission

Appl. Subm. 0193



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23.08.18

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Planning & Building
The City of Calgary
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

ATTN:
City of Calgary Planning & Development

RE: Land Use Redesignation from R-C2 to R-CG:
4303 - 16 Street SW | Lots 22-24 Block 4 Plan 85AG

The subject parcel is located in the community of Altadore and consists of 0.086 ha of privately owned land. Oldstreet Development Corporation has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a six-unit Rowhouse Building with front doors facing 42 Avenue and 16 Street SW 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 R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels 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. A supporting Minor ARP Amendment to the South Calgary / Altadore ARP will also be required.

Like R-C2, 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.

PLANNING RATIONALE

The proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. 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 42 Avenue and 16 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 42 Avenue and 16 Street SW.

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Collector Road: The subject site is located along 42 Avenue and 16 Street SW - both Collector standard roads - ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is directly adjacent to a local transit stop (Route 13) along 16 Street SW, and ~630m from another local transit stop (Route 7 and 107) along 20 Street SW.

Proximity To An Existing Open Space / Community Amenity: Across 16 Street SW, the subject site is adjacent to Altadore Baptist Church, Rundle Academy and Altadore School. It is also located approximately 300m away from River Park located to the east of the site.

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

Oldstreet is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Oldstreet 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, Oldstreet Development Corp. 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.

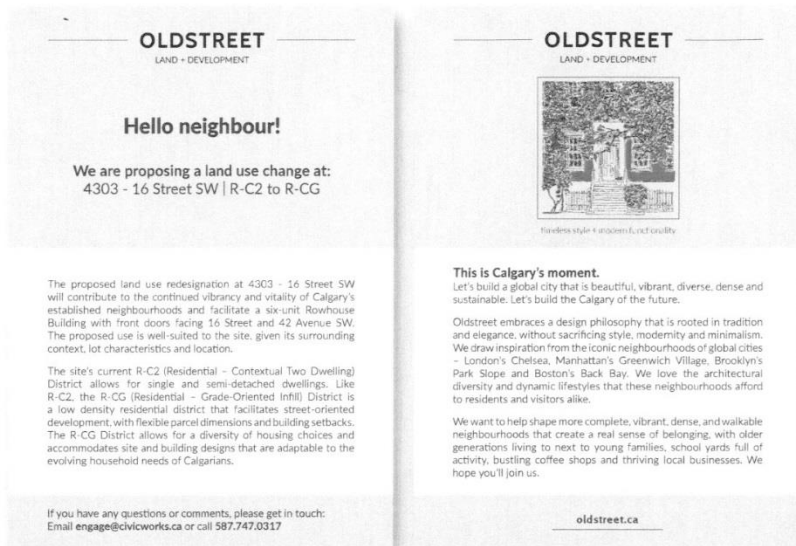
Surrounding Area Postcard Drop | ~100 surrounding area neighbours

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.

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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.



Oldstreet has a strong interest and respect for the ski fence that exists on the subject property. We are currently in conversations with stakeholders like the Community Association and the Ward 8 Councillors office and will continue to discuss creative opportunities to re-use or re-purpose the ski fence at an off-site location that is beneficial to the community at large.

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 403-688-6887 or darlene@civicworks.ca.

Sincerely,

Darlene Paranaque | Urban Planner
BES, MSc, RPP, MCIP, PMP