

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Site Address: 1301 18 AV NW
Land Use Re-designation from R-C2 to R-CG

Design Intent and Content:

The subject parcel is located in the community of Capitol Hill and consists of 0.055805 ha. We are proposing a development with a four-unit Rowhouse building. Front doors are facing 12 ST NW and 18 AV NW with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

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.

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 RCG 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.

On this site, we are proposing a four-unit Rowhouse Building with four main entry doors facing east to 12 ST NW and one main entry door facing north to 18 AV NW. We believe that this is exactly the type of development envisioned when the North Hill ARP was revised to incorporate Rowhouse development.

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

- The site is less than 5 minutes' walk to 16 AV NW which is a main street / urban boulevard.
- The site is less than 5 minutes' walk to SAIT Polytechnic.
- The site is less than 5-10 minutes' walk from local shopping and other commercial uses on 16 AV NW.
- The site is less than 15 minutes' walk from North Hill Shopping Centre.
- The site is less than 20 minutes' walk from Lions Park LRT station.

ISC: Protected

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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. It is within 300 metres of a transit stop. This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

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.

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 is in 12 ST NW which is a collector roadway. This provides convenient access to 16 AV NW which is designed to handle higher traffic levels and reduces the potential for increased traffic on local residential streets. The impact of a larger building is reduced where the mass of the building is focused on a wider street. As well, Increasing the number of houses that face onto a street will add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.2.5 c. & MDP 2.4.2 b.)

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.)

North Hill Area Redevelopment Plan (ARP):

The ARP locates this parcel in a Low Density Rowhouse area which allows for a modest increase in density with greater variety of housing types while being in scale with the existing context.

Our proposal is fundamentally a grade-oriented and low density form. The building is 2-storey in height which demonstrates sensitivity to the existing neighbourhood's context.

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:

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Capitol Hill Community Association will be consulted as this application and the Development Permit application progress.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected