

Applicant's Submission

0189



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.

City of Calgary
Planning and Development
800 Macleod Trail SW
Calgary AB. T2P 2M5
August 17, 2018

Re: Land Use Re-designation from R-C2 to M-C1: 140 18th Ave NE: - Plan 21290, Block 11, Lots 1&2

The parcel is located in the community of Tuxedo (Land area = 0.0527ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a multi-residential development consisting of affordable Townhouses at grade, and affordable condo units above. We believe our proposal will be a great asset to the Tuxedo community's revitalization program.

RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to M-C1 land use, which will help facilitate the development of new compact, sustainable and affordable homes close to amenities and existing businesses.

Corner Lot: The site occupies a corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 18th Avenue and 1st Street NE with grade-orientated dwelling unit entrances as well as the entrances to the apartments on the level above.

Urban Corridor: Center Street is designated as an Urban Corridor, which provides good access and traffic capacity for future residents and businesses.

Proximity to Transit: There is a primary bus stop within 50m of the subject property on Center Street and 16 Avenue. The property will also be within 400m from the future Greenline station that will be located at the corner of Center Street and 16 Avenue. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency.

Adjacent to Commercial Businesses and Supermarket: The subject site is directly adjacent to retail and commercial businesses, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric to support existing businesses and to add vibrancy to the neighbourhood..

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

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COMMUNITY ENGAGEMENT

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 21290 – Block: 11 – Lot: 1&2).

Tuxedo Community Association

KHA has already reached out to the Tuxedo Community Association Team to introduce the vision for the above-mentioned property. We submitted a copy of our rationale document, which has provided a detailed outline of our plan. The intention was to be followed up with a meeting with the TPCA Team, however, due to holiday season, this would not occur until mid September 2018. The initial feedback from the TPCA team was via email that supported our plans to re-designate the land use from R-C2 to M-C1. KHA will keep TPCA abreast during design development as we look to submit for Development Permit during the next stage of the project, once Land Use Amendment has been granted.

Ward 7 Councilor Office

KHA reached out to Cllr Farrell's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted both the Rationale document and the slide presentation for review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be M-C1. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation M-C1.

Immediate Neighbours to the Property

KHA was able to meet with the two immediate neighbours to share the proposed development and discussed the innovative ways that the proposed design would deal with possible concerns the new development might bring to the community. Unfortunately, the neighbour located at 1902 18ave NE did not speak English. The second neighbour located at 139 19 Ave NE had no concerns regarding the proposal. Other neighbouring properties that we tried to make contact with (132, 134 and 201 18Ave NE) did not respond when trying to contact them.

Conclusion

The proposed plan to re-designate the land use at 140 18th Ave NE provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to existing commercial development(s) and residential properties designated as M-C1, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to M-C1.

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