

## Applicant's Submission

03.07.2018

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Planning & Development  
The City of Calgary  
PO Box 2100, Station M  
800 Macleod Trail SE  
Calgary, Alberta T2P 2M5

### RE:

Land Use Redesignation and Consolidation  
From R-C2 to R-CG: 2005 22 AV NW  
Consolidation with: 2001 22 AV NW

### APPLICANT STATEMENT

The subject site is located in the northwest community of Banff Trail and consists of two parcels with a combined area of 0.10 ha (0.25 ac) of privately owned land. Eagle Crest Construction has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process and consolidation of the two properties to facilitate the construction a seven-unit Rowhouse Building with front doors facing 22 Avenue and 19 Street NW, and a seven-bay garage structure. There are no provisions for secondary suites on site. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits this site to two households regardless of configuration. In support of the proposed development, this application seeks to amend the parcel located at 2005 22 Avenue NW from the existing R-C2 (Residential - Contextual One / Two Dwelling) District to a R-CG (Residential - Grade-Oriented Infill) District. The other parcel, located at 2001 22 Avenue NW, has an existing designation of R-CG (Residential - Grade-Oriented Infill) District.

Like R-2, 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.

The subject lands fall within the boundaries of the Banff Trail Area Redevelopment Plan (ARP), a Local Area Plan approved in 1986. In 2013, the ARP was amended as a result of a Council direction for administration to work with the Banff Trail Community Association and other local stakeholders to identify areas for modest intensification, consistent with the policies of the Municipal Development Plan, which identifies the community of Banff Trail as a key location for new growth within the city. The proposed Land Use Redesignation aligns with the ARP Land Use Plan - identifying this site as "Low Density Rowhouse" to allow for low density grade-oriented development. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options. The South Shaganappi Communities Area Plan, approved in 2011, also identifies the subject lands as falling within the Banff Trail Station TOD, described as a strategic growth priority area.

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### PLANNING RATIONALE

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:** Once consolidated, the subject site will occupy a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 22 Avenue and 19 Street NW 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 22 Avenue and 19 Street NW.

**Proximity to an Activity Centre:** The subject site is located within 150m of the Banff Trail Station Neighbourhood Activity Centre, as identified in the South Shaganappi Communities Area Plan - providing locally-serving commercial retail services to neighbours.

**Major Road:** The subject site is located along 19 ST NW - a Collector Road - ensuring both ease of access and traffic capacity for future residents.

**Proximity To Transit:** The subject site is directly adjacent to a transit stop for (Routes 65 and 105). The site is also within ~625m of the Banff Trail C-Train Station, and less than 600m from a Primary Transit Network along 16 Avenue NW. Calgary's Primary Transit Network provides communities with daily reliable public transit service, with a frequency of every 10 minutes or less, 15 hours a day, 7 days a week.

**Proximity To An Existing Open Space, Park or Community Amenity:** The subject site allows future residents direct and easy access to a variety of community resources. The Banff Trail Park, Banff Trail Community Association, Branton Jr High School, Capitol Hill School and Ecole St Pius X School are less than 300m from the property. In addition, the University of Calgary and McMahon Stadium are a 20 minute walk away.

### 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

Eagle Crest Construction Ltd is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Eagle Crest Construction Ltd and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it to ensure a clear and transparent application 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 strategy include:

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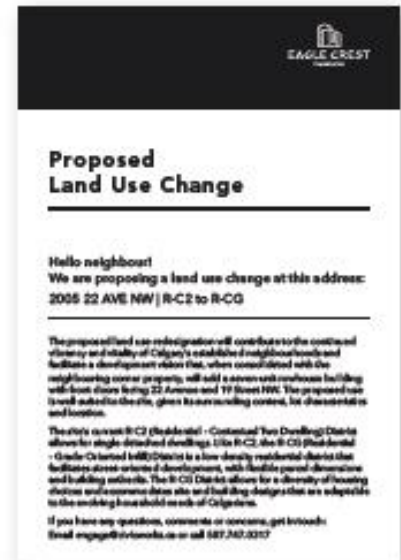


### On-site Signage | Installed on-site at time of submission

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, Eagle Crest Construction 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 and phone line.



EXAMPLE OF SIGNAGE INSTALLED ON-SITE DURING R-CG APPLICATION



### 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. 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.

### 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 403-975-3763 or [ben@civicworks.ca](mailto:ben@civicworks.ca).

Sincerely,

A handwritten signature in black ink, reading "Ben Bailey".

Ben Bailey, RPP, MCIP