

Applicant's Submission

Design Intent and Context:

The subject parcel is located in the community of Bankview and consists of 0.05207 ha. We are proposing a development with four-unit rowhouse building. Front doors will face 24 AV SW & 15 ST SW. Parking would be provided at grade in individual, attached garages accessed from 24 AV SW.

The current land use designation is (R-C2) Residential - Contextual one/two dwelling which allows for single detached or semi-detached dwelling and a maximum height of 10m. To support the proposed development, we are applying to change the designation from R-C2 to M-CG Multi Residential - Contextual Grade Oriented District.

The Land Use Bylaw describes the M-CG district as follows:

The Multi-Residential - Contextual Grade Oriented District is intended to apply to the Developed Area has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings ; has Multi- Residential Development designed to provide some or all units with direct access to grade; provides for Multi-Residential Development in a variety of forms; has Multi-Residential Development of low height and low density; allows for varied building height and front setback areas in a manner that reflects the immediate context; is intended to be in close proximity or adjacent to low density residential development; provides outdoor space for social interaction; and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

With a rowhouse form, it would be conventional to apply for the R-CG designation. However, because R-CG allows a density of 75 units per hectare, that designation would only allow for 3 units ($0.05207 \text{ ha} \times 75 = 3.905$ units). We have therefore applied for a M-CG designation solely to meet the density requirement. Should the development authority feel that a relaxation on the density of R-CG would be possible, we would be open to asking for an R-CG designation instead.

Regardless of the specific designation, the site has specific attributes which make it ideal for an increase in intensity:

- The site is only 2 blocks (a 3 minutes walk) from 14 ST SW, which is a designated Main Street.
- The site is only 2 blocks (a 2 minutes walk) from 26 AV SW, which is a collector road.
- The site is only 6 minutes' walk to Bankview Community Association and Bankview Playing Field.
- The site is only 6 minutes' walk to Buckmaster Park.
- The site is less than 5 minutes' drive to Marda Loop commercial uses.
- The site is only 10 minutes' drive to Mount Royal University.

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

Applicant's Submission

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. (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." (2.4.2 (b.)). Given that the site is laneless, driveways accessing from 24 Avenue SW are designed to have adequate length and make sure that the sidewalk is protected from any vehicles parked in the driveway.

Bankview Area Redevelopment Plan (ARP):

The ARP locates this parcel in a Conservation area, where the policy is to retain the existing neighbourhood quality and character. Our modest four-unit project is a good transitional form between the existing low-density housing stock to the south and east, and the four-storey apartment blocks across the street to the west and north.

Our proposal is fundamentally a grade-oriented, low density form, and maintains the family-oriented character of this block.

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 Bankview Community Association will be consulted as this application and the Development Permit application progress.