Applicant's Submission

460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

21.01.2019

—

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

RE:
Land Use Redesignation LOC2018-0201
Concurrent Development Permit DP2018-4442
From R-C2 to R-CGex: 1101 Russet Road NE | Lot 29, Block 5, Plan 6133GA | 0.07 ha

APPLICANT STATEMENT

The subject site is located in the northeast community of Renfrew and consists of 0.07 ha (0.17 ac) of privately owned land. Stone West Homes has retained CivicWorks to undertake a land use redesignation process of the property to facilitate the construction of a five-unit Rowhouse Building with front doors facing both Remington Road NE and Russet Road NE, a five-stall parking garage structure, 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 District to a R-CGex District. The initial submission of this application proposed a redesignation to the R-CG District, however, the Renfrew Community Association expressed a preference for the "ex" modifer to be added to the application - which limits the ability of future applicants to develop secondary suites on the property, and so the application has been updated and properly advertised by City Administration to reflect this change.

Like R-C2, the R-CGex District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CGex District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; 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 do not fall within the boundaries of any Local Area Plans and are governed by higher level, City-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. 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.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CGex land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Applicant's Submission

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both Remington Road NE and Russet Road NE with grade-oriented unit entrances.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along Remington Road NE and Russet Road NE.

Major Road: The subject site is located along Russet Road NE - classified as a Collector Road - ensuring both ease of access and traffic capacity for future residents.

Proximity To Commercial: The subject site is located across the street from a neighbourhood commercial site.

Proximity To Transit: The subject site is located less than 200m from two transit stops (Route 17 and 19), and less than 600m from a BRT stop (Route 303 Max). These routes provide access East/West to Sunridge Mall, SAIT and the University of Calgary, and North/South to the City Centre.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows residents direct and easy access to a variety of community resources. The property is located less than 400m (a ± five minute walk) from the Renfrew Community Association, Stanley Jones School, Children's Village School, St. Alphonsus School, Renfrew Boys and Girls Club, Renfrew Athletic Park, Renfrew Aquatic and Recreation Centre, and the Stew Hendry / Henry Viny Arena.

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

Stone West Homes is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Stone West Homes and the project team undertook a comprehensive community engagement process in support of this application 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. Much of what we heard related to the concurrent Development Permit application, and the project team responded to this feedback with revisions to the Development Permit Plans. A summary of our engagement process is included in the application package, key elements of our engagement efforts included:

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, Stone West Homes 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. All inquires, questions and comments are received, compiled, and responded to by the project team in a timely manner.

Applicant's Submission

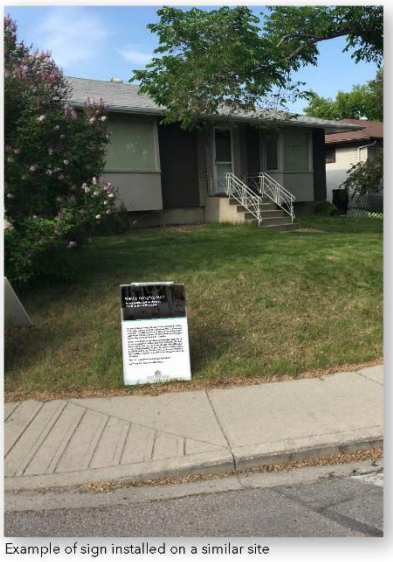
Surrounding Area Postcard Drop | ~100 surrounding area neighbours

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 inquires, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



Postcard and Onsite Sign Information


Example of sign installed on a similar site

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 the Calgary Planning Commission and Council support this application.

Sincerely,

David White | Principal
BA, MScPl, RPP, MCIP