

Applicant's Submission



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2018.12.12

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

RE:

Land Use Redesignation
From R-C2 to R-CG: 2135, 2137 & 2139 31 AV SW | Lots 21 - 24, Block 52, Plan 4479P

APPLICANT STATEMENT

The subject parcel is located in the community of Richmond and consists of ± 0.116 ha of privately owned land. RNDSQL has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction of an eight-unit Rowhouse development with front doors facing 21 ST SW and 31 AV SW, including an eight-bay garage structure. 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 residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 District to an R-CG (Residential - Grade-Oriented Infill) District. A supporting Minor Area Redevelopment Plan (ARP) Amendment to the Richmond ARP will also be required.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposed development represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

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: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 21 ST SW and 31 AV SW 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 21 ST SW and 31 AV SW.

Proximity To Commercial: The subject site is located within 200m of the Neighbourhood Main Street - 33 AV SW.

Proximity To Transit: The subject site is located <200m from the Primary Transit Network along 33 AV SW.

Applicant's Submission



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 200m from a community park on 22 ST SW and 30 AV SW.

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

RNDSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it in order to ensure a clear and transparent application process for all stakeholders. The project team is committed to working with our neighbours throughout the application process. Key elements of our engagement strategy include:

On-site Signage | To be installed on-site at time of submission

To supplement the City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, RNDSQR 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.



Example of signage installed on-site during application process

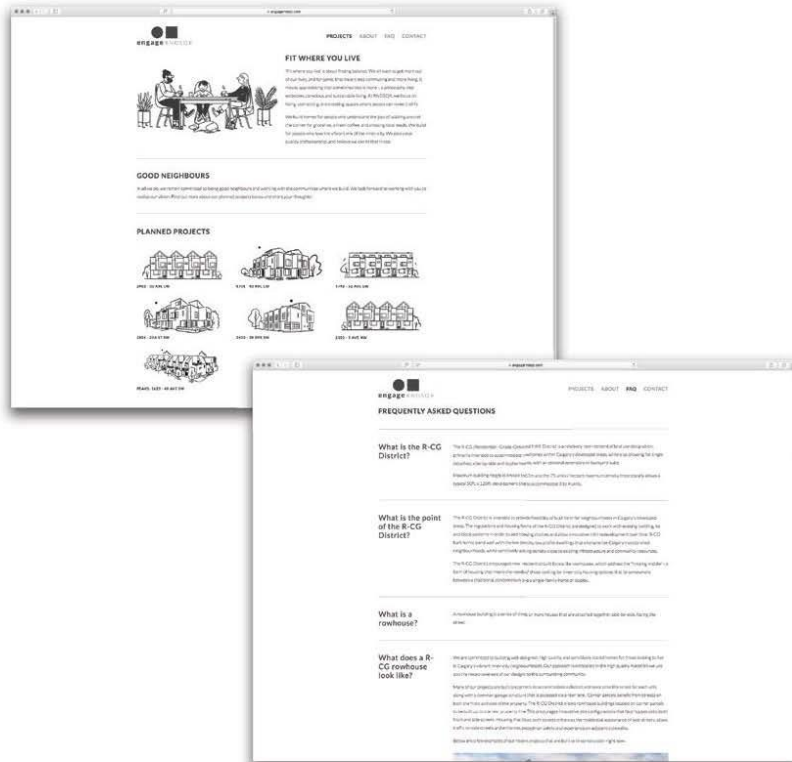
Applicant's Submission



Project Website | www.engagerndsqr.com

To ensure that all stakeholders have consistent and easy access to information about future RNDSQL projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRNDSQL website portal includes:

- Information about RNDSQL and their vision;
- Project-specific pages that include site location, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



Applicant's Submission



Surrounding Area Postcard Drop | Delivered to ~100 neighbouring addresses

Paired with on-site signage, the postcard drops ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change.

The postcards outline the proposed land use change for the subject site and direct interested parties to get in touch with the project team via phone and email. Inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



Example of postcards to be delivered.

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 403.808.9275 or brady@civicworks.ca.

Sincerely,

Brady Rokosh | Urban Planner
BSc, MPlan