

Applicant's Submission



Land Use Redesignation Applicant's Submission

December 19, 2018

On Behalf of The City of Calgary, Robert Pashuk Architecture Inc. is submitting this application pursuing the Redesignation of the lands located at 2020 – 6th Street NW (Lots 21 through 25), in hopes of providing 16 (sixteen) affordable housing units for the Community of Mount Pleasant. The subject parcel is approximately 1, 395 square metres and faces both 20th Avenue and 6th Street NW.

The Proposed Land Use Redesignation is **MC-1, Multi-residential – Contextual Low Profile District**.

For the purpose outlined, the MC-1 district, intended for the developed area, will provide the opportunity to create a Multi-Residential Development in a variety of forms of low height and medium density. The North Hill ARP echoes this sentiment noting that new dwellings should respect the existing mass, forms, rooflines. The ARP goes on to note that Redesignations not contemplated in the ARP, may be appropriate in locations under the following circumstances:

- The proposed development should be on the edge of a low density area, not central to it;
- generally, the maximum height allowed should be in the 9-10 metre range of the predominant R-2 designation. Townhouses are preferred over apartments in proximity to low density houses;
- traffic, access and parking should not overly impact adjacent low density houses;
- and the building design must be compatible with, and contribute to, the streetscape.

The MC-1 designation will allow for varied building heights and front setback areas which reflect the adjacent context. This district allows for close proximity to low density residential development which is the surrounding context. Spaces for social interaction and landscaping to complement the design and help screen and buffer elements of the development that may have impact on residents or nearby parcels is also the intent of this district.

The proposed Redesignation is in line with the goals of the North Hill ARP which outlines a "desire to maintain balanced and stable residential communities that provide for a variety of housing types and serves a range of households, lifestyles and income levels."

This corner parcel is currently designated R-C2 Residential – Contextual One/Two Dwelling District. The vacant parcel is adjacent to lands which are also Owned by the City of Calgary and designated as Park/Community Facility. The parcels adjacent to the subject parcel are typically designated R-C2. There are currently clusters of corner parcels on 6th and 7th Streets at 20th Avenue which are designated RC-G which allows for Grade Oriented Infill to accommodate Row housing, Duplex Dwellings, Semi-Detached Dwellings and Cottage Housing Clusters. It is important to note that an existing MC-1 Parcel is located one block west on 20th Avenue NW.

A pre-application meeting was conducted with Planning and Development in October 2018. Throughout the application process, Calgary Affordable Housing, along with Robert Pashuk Architecture Inc. will work with The City of Calgary and the residents of Mt. Pleasant. Initial Public engagement and project introduction was conducted on November 08, 2018. Further public engagements are planned with the community in early 2019.