

Applicant's Submission



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15.03.2019

ATTN: City of Calgary Planning & Development

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RE: Land Use Redesignation from R-C2 to R-CG:
2201 - 28 Avenue SW | Lots 39-40, Block 20, Plan 4479P

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

The subject parcel is located in the community of Richmond / Knob Hill and consists of 0.058ha of privately owned land. Oldstreet Development Corporation has retained CivicWorks to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 28 Avenue and 21 Street SW, with 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. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential - Contextual One / Two Dwelling) District to a R-CG (Residential - Grade-Oriented Infill) District. A supporting Minor 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 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.

PLANNING RATIONALE

The proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. 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 28 Avenue and 21 Street SW 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 28 Avenue and 21 Street SW. Additionally, the existing front drive curb cut will be removed and rehabilitated to City sidewalk standards.

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Proximity To Transit: The subject site is within ~350 walking distance (~250m as the crow flies) from a local transit stop (Route 6) along 26 Avenue SW, and within ~600m walking distance (~415m as the crow flies) from a Primary Transit stop (Route 20 and 112) and future BRT stop along Crowchild Trail SW.

Proximity To A Main Street Corridor: The subject site is within ~475m walking distance of the 33 Avenue SW Neighbourhood Main Street.

Proximity To An Existing Open Space / Community Amenity: The subject site is within ~250m walking distance of both the Richmond School, Richmond Knob Hill Community Association and associated open space.

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

Oldstreet is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Oldstreet and the project team have undertaken a community engagement process in support of this application to ensure a clear and transparent 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 process include:

On-site Signage: *To be 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, Oldstreet Development Corp. 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.



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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 403.889.4434 or boris@civicworks.ca.

Sincerely,

Boris Karn | Urban Planner
BHSc, MPlan