

Applicant Submission

Re: Land Use Re-designation from R-C2 to M-CG: 639 18th Ave NE: - Plan 3182 FU, Block 10, Lots 6

The parcel is located in the community Winston Heights and Mountain view (Land area = 0.0504 ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a multi-residential development consisting of affordable Townhouses at grade, and affordable condo units above. We believe our proposal will be a great asset to the Tuxedo community's revitalization program.

RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to M-CG land use designation, which will help facilitate the development of new compact, sustainable and affordable homes close to amenities and existing businesses.

Corner Lot: The site occupies a corner lot, which allows the proposed development to enhance the neighbourhood's street-scape by addressing both 18th Avenue and 6th Street NE with grade-orientated dwelling unit entrances as well as the entrances to the apartments on the level above the townhouses.

Main Street: 16th Avenue is designated as a Main street, which provides good access and traffic capacity for future residents and businesses.

Proximity to Transit: There are primary bus stops within 250m of the subject property on 16 Avenue. The property will also be within 1.1km (955 m short cut route) from the future Greenline station that will be located at the corner of Center Street and 16 Avenue. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency.

Close proximity to Commercial Businesses and Supermarket: The subject site is approximately 250m to retail and commercial businesses, which makes it all the more natural to allow the proposed land use re-designation as an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric, to support existing businesses and to add vibrancy to the neighbourhood..

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development for more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

COMMUNITY ENGAGEMENT

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 3182 FU – Block: 10 – Lot: 6).

Winston Heights Mountain View Community Association

KHA has already reached out to the Winston Heights Mountain view Community Association Team to introduce the vision for the above-mentioned property. We submitted a copy of our rationale document, which has provided a detailed outline of our plan. The intention was to followed up with a meeting with the WHMVCA Team, however, we have had no response from our inquiry. Also, KHA has posted letters to the adjoining neighbours to the subject property to inform them of our plans and the opportunity to communicate their support or opposition to our plan.

Ward 7 Councilor Office

KHA reached out to Cllr Farrell's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted both the Rationale document for review and comments. Although we have not received any comments from the Ward Councils Office, we have made it a point keep all stakeholders informed. KHA wishes to pursue on behalf of the Landowner the land use designation M-C1.

Immediate Neighbours to the Property

KHA has reached out to the immediate neighbours as mentioned prior, by posting letters of introduction and invitation to contact KHA for a dialogue regarding the application. Neighbours that were informed include the following addresses: 63, 636 and 640 18th Ave NE as well as 1820, 1816, 1812, 1808 6th Street NE, plus 640 17 Ave NE. We are still waiting for a response.

Conclusion

The proposed plan to re-designate the land use at 140 18th Ave NE provides many benefits to the community as well as the city at large. These benefits includes:

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- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is close to existing commercial development(s) and residential properties designated as M-C2 as well as R-C2, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to M-CG.