

Applicant Submission

2020 December 22

2717 15th Ave SE
Albert Park / Radisson Heights

The subject lot is currently zoned R-C2. It is a laned, mid-block lot, surrounded by R-C2 lots on the same block face and across 15th Ave, but adjacent to R-CG on the block face across the lane. The lot is 75' in width. The lot is within 300m of a secondary transit stop and 600m of a primary transit stop.

We are requesting to change the current zoning to an R-CG designation. One of the long-range goals of the MDP is to increase density in the inner city. While many interior lots that are currently R-C2 are difficult to add density to unless several lots are purchased together, there is a growing trend in Calgary to use corner lots to help densify in adapting neighborhoods. This is a situation where an interior lot can accommodate 4 units in a rowhouse build form that would also be a permitted use. This part of Albert Park / Radisson Heights is under a lot of redevelopment, and given the width of the lot we feel it is a good situation to increase density in this area.

R-CG rules and bylaws have very strong checks and balances prohibiting excessive height and massing issues, as well as particular setbacks to protect neighboring properties from shadowing and privacy issues. This would be one of the types of lots that meet the goals of the MDP while providing a variety of housing diversification for the neighborhood.

The City of Calgary MDP encourages this type of development through the Compact City and Great Communities platforms. The land also falls into the Comprehensive Citywide Growth Strategy Map. Here are some highlighted key points from the MDP for this type of rezoning.....

2.2.5 Strong residential neighbourhoods

Objective Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas. Residential communities are not static. They will evolve over time as demographics shift and buildings age, offering an opportunity to review and accommodate changing community needs. Understanding this community dynamic can help develop plans and strategies to stabilize local population fluctuations, support predictability for the market, guide public reinvestment and ensure long-term viability of local services and facilities. Outside of the major focus of the Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability. In many cases, public infrastructure and transit service are already in place to support redevelopment. Calgary's older residential areas present some of the best opportunities to accommodate infill development, increasing the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and existing amenities such as local retail, schools, parks and community services. Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces. The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.
- b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities.
- c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.
- d. Encourage redevelopment that incorporates green infrastructure solutions and shared energy efficiencies (See Section 2.6)

2.3 Creating great communities

Goal

Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places.

Supports

Key Direction #2: Provide more choice within complete communities.

Key Direction #3: Direct land use change within a framework of nodes and corridors.

Key Direction #4: Link land use decisions to transit.

Key Direction #5: Increase mobility choices.

Key Direction #7: Create complete streets.

Key Direction #8: Optimize infrastructure.

This section sets out a framework of policies that focuses on housing, the quality of the physical environment and the amenities and services required for day-to-day, neighbourhood-focused living. Forecasts indicate that there will be large changes in the coming decades, not only in the total numbers but also in the make-up of Calgary's population profile.

- Nurturing vibrant, active, healthy, safe and caring communities.
- Pursuing economic and housing diversification in order to make Calgary a city of variety and choice.
- Recognizing and building upon existing neighbourhood character, heritage and cultural identity.
- Providing quality public spaces, parks and other local amenities and leisure, cultural and recreation activities to all Calgarians.
- Designing communities for social cohesion and health and wellness.
- Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities.

2.3.1 Housing

Objective

Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities. Access to adequate and affordable housing is a fundamental component of the quality of life in a city. Factors influencing access include price, supply and the distribution of a variety of housing types. The housing market and different levels of government play vital roles in ensuring that housing choice exists for a range of needs and income levels. The City will ensure that the residential planning framework supports the delivery of housing supply in a range of types and tenures to meet current and future community needs, preferences and financial capabilities. Through

setting public land use and transportation policy, The City exercises significant influence over how and where future housing is provided. Housing policy is addressed on four levels:

- Increasing housing choice across the city.
- Accommodating a mix of dwelling types to meet a full range of housing needs in all communities.
- Facilitating conditions to enable citizens from a wide economic and demographic spectrum to live within a community.
- Minimizing the impact of public decisions on the cost of housing and household mobility.

Neighbourhoods that accommodate a broad range of housing types can be less vulnerable to the consequences of community life cycling (e.g., population gain, peaking, population decline, levelling off). A population base that is relatively stable over the long term helps to ensure that community facilities (e.g., schools, retail and recreational facilities, community associations) and public services (e.g., personal and community services, medical services) are maintained and fully utilized. A limited range of housing choices can result in some residents leaving their community if their housing needs can no longer be met. Given Calgary's projected demographic changes, this becomes increasingly likely as people age or household composition changes and residents are no longer able, or wish to maintain a single-detached home. Existing communities that have the capability to add new housing units and compensate for declining populations tend to retain or regain their vitality, as evidenced in Calgary's inner-city communities. As well, new communities that are planned and built from the outset to include a wider variety of housing choices may avoid future population swings and ensure long term stability.

Policies

Housing diversity and choice

- a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
 - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,
 - ii. A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.
- b. Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
 - i. Encouraging housing opportunities for low- and moderate-income households in all communities;

There are many more excerpts from the MDP that can be quoted for this type of development that the City of Calgary has as current policies. We feel this lot fits well with City policies and long-term goals.