

Development Permit in Rundle (Ward 10) at 4225 – 26 Avenue NE, DP2020-4959

RECOMMENDATION(S):

That Calgary Planning Commission APPROVE Development Permit DP2020-4959 for a New: Multi-Residential Development (3 buildings) at 4225 – 26 Avenue NE (Plan 7611338, Block 12, Lot 92), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new Multi-Residential Development that would include 135 dwelling units in three, three-storey (14-metre) apartment buildings. This development would replace 75 existing aging affordable housing units.
- The proposed development aligns with, and advances, the goals and policies of the *Municipal Development Plan* (MDP) by encouraging compact urban form, supporting intensification near the primary transit network, ensuring high quality urban design, and providing affordable housing.
- What does this mean to Calgarians? This development would provide affordable housing in an area well served by transit, and in close proximity to services, open space, and employment centres.
- Why does it matter? There is an inadequate supply of affordable housing units in Calgary. Calgary's supply of affordable housing only supports 3.6 percent of households compared to the national average of six percent of households in non-market housing.
- The design and materials were carefully considered and, subject to the conditions attached, the proposal is in alignment with the Land Use Bylaw 1P2007, and the *Rundle Area Master Plan*.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the northeast community of Rundle, was submitted by 5468796 Architecture on behalf of the landowner, Calhome Properties Ltd, c/o City of Calgary Affordable Housing Division on 2020 August 10. The subject site is located at the southeast corner of 26 Avenue NE and Rundlawn Road NE, and is approximately 1.45 hectares in size.

This development permit (Attachment 3) proposes a new Multi-Residential Development providing 135 affordable dwelling units in three, three-storey (14-metre) apartment buildings. The application is for rental affordable housing that would eventually be operated by Calgary Housing Corporation (CHC). These new units would replace the existing dwellings on site that are aging, and provide additional affordable homes. The Applicant Submission is included in Attachment 4.

This application also supports Council's 'a prosperous city' strategic priority action P6: 'Increase affordable and accessible housing options', which has a key focus area to increase the availability of affordable housing units. Furthermore, the Corporate Affordable Housing Strategy defines a 10-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes.

Development Permit in Rundle (Ward 10) at 4225 - 26 Avenue NE, DP2020-4959

As part of the review process, this development permit was presented to the Urban Design Review Panel (UDRP) on 2020 September 02. Comments from the UDRP are included as Attachment 5.

In response to community comments and requests by CHC, several changes were made to the plans after initial submission. The applicant's synopsis of the high-level design changes that were made from the initial submission to the final proposal can be found in Attachment 6.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, a communications plan was developed to inform the community about the project and the engagement opportunities. Tactics included: [project website](#), [project engage website](#), community signage (12 signs) and postcards sent to 6,870 households in Rundle.

Three phases of engagement were conducted by the City of Calgary's Affordable Housing department as part of the outreach program. Phase One occurred from September to October 2019, and included an online survey and a pop-up event. Phase One was designed to collect feedback to inform the design of the project. Phase Two occurred in July 2020, and included three virtual live Question & Answer (Q&A) sessions to gather feedback on the design that was proposed at that time. Phase Three was conducted in July 2021 and included two virtual live meetings in which the final design was presented and construction timelines were confirmed. The *What We Heard* reports summarizing feedback received are available online via the [project engage website](#). The City of Calgary's Affordable Housing team engaged with the Rundle Community Association as part of their outreach efforts.

The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#).

Administration received one letter in opposition to the application stating concerns with increased density, insufficient parking on-site/overflow parking onto the streets, and architectural style not fitting into community context.

The Rundle Community Association provided a "no comment" response on 2021 May 06.

Development Permit in Rundle (Ward 10) at 4225 - 26 Avenue NE, DP2020-4959

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. The site is within a transit-oriented development area where increased density and reduced parking are considered appropriate to support the use of local transit infrastructure.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

The proposed application enables additional affordable housing in a location well-served by existing infrastructure, and in close proximity to services and transit.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of this development permit to support multiple programs of the [Climate Resilience Strategy](#). Additional details are provided in Attachment 1.

Economic

The proposed development provides an increased population base to support local businesses, and increased transit ridership which supports the City's investments in transit. The provision of affordable housing can enable greater purchasing power for residents who would otherwise be forced to overspend on housing costs.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans (DP2020-4959)
4. Applicant Submission
5. Urban Design Review Panel Comments
6. Design Changes Summary
7. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform