

Applicant Submission

December 2, 2020

Planning and Development Office
City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Attn.: Allan Singh

Dear Mr. Singh:

**Re: Aboriginal Friendship Centre of Calgary (AFCC) Affordable Seniors Lodge
NCCA20-0158 (PE2020-02141)
Land Use Redesignation and Development Permit Application Submission Statement**

The subject property is located in Highland Park at 352 - 34 Avenue NE, encompassing a total area of 0.0829 hectares. The parcel can generally be described as an undeveloped, sloping site containing shrubs and grasses. It is currently designated as Residential – Contextual One / Two Dwelling Unit (R-C2) and this application proposes to redesignate to Multi-Residential – Contextual Low Profile (M-C1).

The neighbouring properties include:

- West: Residential – Contextual One / Two Dwelling Unit (R-C2).
 - Single-family residence constructed in the early 1900s is directly adjacent.
- Northwest: Direct Control based upon the Multi-Residential – Medium Profile District (M-C2).
 - Contains a four-storey, multi-family seniors assisted living and long term care building.
- North: Industrial – Edge District (I-E).
 - Currently vacant.
- Northeast: Direct Control based upon the Commercial District of Bylaw 2P80.
 - Contains automotive service.
- East: Commercial – Corridor 3 (C-COR3).
 - Contains Barbecues Galore grill store and small BBQ takeout.
- South: Residential – Contextual One / Two Dwelling Unit (R-C2) and Multi-Residential – Low Profile (M-C1).
 - Includes a mix of single-family, duplex, and multi-family buildings.

The parcel is owned by the City of Calgary and the Aboriginal Friendship Centre of Calgary (AFCC) is purchasing the subject site from the City of Calgary. This is one of three sites recently sold by the City to not for profit organizations for affordable housing purposes. The proposed Land Use Amendment is in keeping with City's vision for the site.

In partnership with Landstar Development Corporation, the team plans to develop the site into a three-storey multifamily building that will provide twelve homes for AFCC Seniors. The building will be fully accessible, including all units, a main floor amenity space, a south facing exterior patio at grade, and a rear yard accessed at the basement walk-out level. The entire site will be landscaped using native planting that is low maintenance and drought tolerant. All vehicular and service access will occur from the south (front) of the property along 34 Avenue since the rear lane is undeveloped, terminating in a dead-end.

Sustainability targets are currently being explored. A minimum target of a 15% improvement in energy consumption and greenhouse gas emissions over the 2015 NECB model is in place, however the team is considering measures that will go above and beyond this baseline, including possible achievement of Net Zero. The targets will be better understood in the coming weeks as the project is developed further during the review process.

The following policies have been considered and will continue to influence the proposed development throughout the duration of project planning:

- North Hill Communities Local Area Plan (draft).
- The Guidebook for Great Communities (Guidebook).
- Municipal Development Plan (MDP).
- The Sustainable Building Policy.

The project team feels the proposed development will exemplify the collective visions of all of the above policies. The program will be a strong contributor toward strengthening diversity and inclusion through supporting Aboriginal Seniors in a fully accessible building. This unique housing option is in very close proximity to major urban main streets such as Edmonton Trail and Centre Street and will be a short 550 meter walk to the future Green Line. Additionally, the site is located right on the edge of the Neighbourhood Industrial Transition, Industrial General, and Commercial Minor zones of Map 3 within the draft North Hill Communities Local Area Plan. Given the transitional location, variety of surrounding housing types, and commercial uses surrounding the site, we believe the proposed increase in density from R-C2 to M-C1 is strongly supported.

The site grading and access pose unique challenges for this development. The rear lane is not currently paved and exhibits a topography that will not enable development. As a result, rear access for servicing and parking is not possible and must therefore occur off the "front" of the property. As such, a parking relaxation is being requested. According to the Land Use Bylaw 1P2007, general rules for multi-residential districts, the development should provide a total of 14 stalls. This application proposes providing a total of 3 stalls, meaning there will be a deficit of 11 stalls. Considering the development is intended entirely for seniors that may have mobility issues, as well as considering the proximity to transit, we believe a parking relaxation is well supported.

We appreciate your consideration of this application.

Sincerely,



Dani Lalonde
Architect
T 403 861 6930 | Dani.Lalonde@norr.com