

Applicant Submission

March 9, 2021

The subject parcel (which we're calling MP424) is located in the community of Mount Pleasant and consists of 0.06ha of privately owned land. Stone West Homes has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (LOC2021-0137) and Development Permit (DP2021-8227) process to facilitate the development of a ten unit, two building, grade-oriented, three storey rowhouse-style Multi-Residential Development. Stone West intends to rent the ten units at 10% below market rental rates using CMHC flex financing to provide affordable, high quality, and diverse housing options to Calgarians of varied backgrounds and financial means.

The proposed land use redesignation would transition the subject site from the existing R-C2 (Residential - Contextual One / Two Dwelling) District to a Direct Control (DC) District based on the M-CG (Multi-Residential – Contextual Grade-Oriented) District to realize the proposed development vision. The M-CG District is intended to facilitate contextually sensitive grade-oriented development that blends with adjacent low density forms. The proposed use is well suited to the site, given its unique lot characteristics, surrounding area context, and location, which will be expanded upon in the Direct Control District rationale below.



The development vision for MP424 by FAAS features ten dwelling units divided across two separate buildings. Six dwelling units will be located in a rowhouse building that fronts the 4 ST NW Neighbourhood Main Street (improving the public realm along this important edge), while the remaining four dwelling units will be located in a semi-detached building that fronts 17 AV NW and echoes the existing development rhythm of this residential street. Half (5) of the dwelling units across the two buildings will be located above grade as three storey rowhouse dwelling units, while the other half (5) will be located in the basement, accessed from grade, and called micro units. 5 parking stalls will be provided in a garage structure off the lane, one for each of the rowhouse dwelling units. DP2021-8227 was submitted in November 2021 by FAAS and is currently under municipal review.

DIRECT CONTROL DISTRICT RATIONALE

MP424 is found along a Neighbourhood Connector corridor assigned a low scale per the recently approved North Hill Communities Local Area Plan (NCHLAP, 2021), meaning primarily residential development of up to six storeys is encouraged here. The MP424 site is also located at the convergence of two Main Streets (4 ST NW, 16 AV N) with associated commercial-retail and employment opportunities. It is further supported by nearby primary transit provision, parks and open spaces, and additional community infrastructure and amenities. The project team aims to balance the planning work that went into the creation of the NCHLAP and the excellent site adjacencies that support growth with a neighbouring built form context that is still largely low density. The project team has decided for this reason to propose a DC District based on the M-CG District, which allows for a slightly denser, community-scaled built form outcome on the MP424 site. The DC District is required for the following reasons: •

- M-CG District rules do not allow for Secondary Suites: The M-CG District does not measure density in the same way as the R-CG (Residential - Contextual Grade-Oriented) District, which could yield a 4 dwelling unit, 4 suite rowhouse on the site. While Secondary Suites are a Permitted Use within the M-CG District of the City of Calgary Land Use Bylaw 1P2007, a Rowhouse Building is not a listed use. As a result, rowhouse forms on M-CG parcels are approved as Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development, therefore based on M-CG Land Use Bylaw rules, a Secondary Suite would not be allowed in a building with three or more units (whether it looks like a rowhouse or not). As a result, the proposed redesignation to Direct Control (DC) is required to accommodate greater built form flexibility within the existing M-CG District. The project team is introducing a unit type called a micro unit that includes specific rules largely drawn from the Land Use Bylaw that apply to Secondary Suites in the R-CG District. The majority of the M-CG District built form rules are otherwise kept in the proposed DC District, including a 3 storey maximum height of 12m (a difference of 2m from the maximum height of 10m applying to the neighbouring property). •
- Parking Considerations for Micro Units: 0 parking stalls are proposed for the micro units in line with reduction rules for Secondary Suites in the R-CG District, based on being sized under 45m², active modes storage provision (stroller + bicycle) at grade for each micro unit, and proximity to frequent and primary transit near the subject site. Bunt & Associates Professional Transportation Engineers were retained by Stone West Homes to determine whether the proposed parking ratios of 1 stall per dwelling unit and 0 stalls per micro unit in the Direct Control District is appropriate. Bunt completed a Parking Memo that concluded the proposed parking supply is acceptable based on alignment with the Secondary Suite parking reduction rules. Bunt also noted the existence of permit parking in the vicinity that will limit on-street parking impacts and further recommended that micro units do not qualify for the permit program in their memo to ensure on-street parking is not adversely impacted by the proposed development. •
- Public Realm Bylaw Dedication: A 2.134m public realm bylaw dedication on the western edge of the subject site will be required through the development process, reducing the width of the MP424 site. The dedication will most likely be used in future Main Streets work for public realm enhancements along 4 ST NW. With this knowledge in mind, the project team has proposed a reduced setback onto 4 ST NW in the proposed DC District, allowing for a street-oriented development onto the Main Street that gathers building mass toward roadways and away from neighbours.

Developing a 4 dwelling unit, 4 secondary suite rowhouse in this location represents an underdevelopment of the site considering the planning work that went into the creation of the www.civicworks.ca 3 NCHLAP and the excellent site adjacencies that support growth. It is the professional opinion of the project team that a 3 storey, 5 dwelling unit, 5 micro unit proposal balances context sensitivity with existing neighbours while recognizing the growth goals outlined in municipal

policy. This DC District approach may be novel in Mount Pleasant, however, it is one that CivicWorks has and is actively supporting several developer-builders on with applications in locations meant to support greater density than the standard R-CG District across Calgary's Established Area.

PLANNING RATIONALE

The subject site features numerous characteristics that make it appropriate for the proposed change, which will directly facilitate the development of new and innovative housing options for Calgarians:

Corner Lot: MP424 occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both the 4 ST NW Neighbourhood Main Street and 17 AV NW with grade-oriented unit entrances.

Direct Lane Access: MP424 has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along the 4 ST NW Neighbourhood Main Street and 17 AV NW.

Collector or Higher Standard Roadway: MP424 is located along 4 ST NW - a Neighbourhood Boulevard standard road – ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: MP424 is located within an excellent transit context, only $\pm 40\text{m}$ from a Route 2 bus stop along 4 ST NW that provides frequent service. It is also $\pm 150\text{m}$ from Primary Transit Network service on 16 AV NW, including Route 19 and MAX Orange Bus Rapid Transit stops.

Proximity To Multi-Residential and Non-Residential Development: MP424 is located in close proximity ($\pm 30 - 250\text{m}$) to a variety of multi-residential forms that include rowhouse, multiplex and apartment buildings up to 4 storeys tall. Both across 17 AV NW and directly across the lane, neighbouring parcels are zoned M-C2 District: a land use that will allow future development up to 5 storeys in height. The subject site is located along a growing 4 ST NW Neighbourhood Main Street, and is $\pm 70\text{m}$ from the 16 AV NW Urban Main Street. These Main Streets host a large variety of commercial-retail uses, providing local residents with opportunities to live, work, dine, and shop within walking distance of their homes.

Proximity To Parks, Open Space & Community Amenities: The subject site is located $\pm 250\text{m}$ west of Balmoral School, playground and sports fields and $\pm 300\text{m}$ southeast of St. Joseph Park, which includes an off leash dog park. Mount Pleasant Park is $\pm 500\text{m}$ from MP424, which hosts the Mount Pleasant Community Hall, Sportsplex, outdoor pool, playground and open space. An on-street bikeway on 2 ST NW leads to nearby cycle network infrastructure on 20 AV NW and 10 ST NW.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and development vision is consistent with the citywide goals and policies of the Municipal Development Plan (MDP), which encourage the development of innovative and varied housing options in Inner City 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.

LOCAL AREA POLICY ALIGNMENT

Less than two weeks after submitting LOC2021-0137, the North Hill Communities Local Area Plan (NCHLAP, 2021) was approved. The NCHLAP identifies the MP424 site along www.civicworks.ca 4 a Neighbourhood Connector corridor (4 ST NW Main Street) with a low building scale. This means that primarily residential uses up to six storeys in height are encouraged. No amendment to the NCHLAP will be required to facilitate the proposed three storey multi-residential development.

STAKEHOLDER OUTREACH

Since the submission of the LOC2021-0137 application in September 2021, the project team has undertaken meaningful and appropriately-scaled outreach in support of the MP424 proposal that has

ensured a transparent process for all stakeholders. Key elements of our outreach included on site signage and hand delivered mailers (+/-200) to nearby residents, both of which advertised a phone line and email inbox for stakeholder questions and comments. Briefing letters were shared with the Ward 7 office and the Mount Pleasant Community Association (MPCA) with invitations to meet by phone or Zoom, resulting in ongoing meetings and correspondence with the MPCA. The outreach process formally concluded on January 17, 2021 with mailer/site signage updates and the publishing of a Stakeholder Outreach Summary. This report was shared with stakeholder groups, with The City for inclusion in the Planning Commission report for decision maker review, and with any individual that requests a copy as advertised in the closeout mailer. It highlights outreach strategies implemented over the project timeline, common feedback themes from stakeholders and project team responses.

CONCLUSION

The proposed development vision will introduce new housing options for Calgarians looking to live in amenity-rich Inner City communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the general goals and policies of the NCHLAP and city-wide goals and policies of the MDP. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.