

# Applicant Submission

September 27, 2021

The subject parcel (which we're calling MP729) is located in the community of Mount Pleasant and consists of 0.12 ha of privately owned land. Stonewest Homes has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation and Development Permit process to facilitate the development of a 22 unit, street-oriented, three-storey rowhouse-style MultiResidential Development. Stone West intends to rent the units at 10% below market rental rates using CMHC flex financing to provide affordable and high quality housing options to the community.

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. The M-CG District is intended to facilitate contextually sensitive grade-oriented development, which is well-suited to the site given its surrounding area context and prime location on 20 AV NW.

The development vision for MP729 being prepared by FAAS features 22 dwelling units divided across three separate three storey buildings per the proposed site massing below. 10 dwelling units will be located in two buildings (one semi-detached, one rowhouse) that front 20 AV NW, while the remaining 12 units will be located in a rowhouse building in the rear yard of the property. The front and rear buildings will be separated by a courtyard that will host amenity space for the proposed development. Half (11) of the dwelling units will be located above grade in the form of three storey rowhouse dwelling units, while the other half (11) will be called micro units, located in the basement and accessed from grade. 11 parking stalls will be provided in a garage structure off the lane, one for each of the rowhouse dwelling units.

## **PARCEL HISTORY**

A previous application for a slightly larger assembly than MP729 (LOC2019-0050 at 721-729 20 AV NW) proposed a redesignation to an M-C2 District to facilitate five storey apartment-style development. Stakeholder feedback on the proposal identified a preference for a concurrent Development Permit considering the magnitude of change within the low density context and a more community-oriented scale, with numerous stakeholders expressing a preference at Public Hearing for rowhouse forms in this location. LOC2019-0050 was tabled at Public Hearing until a concurrent Development Permit is brought forward for review by Calgary Planning Commission. Since this time, Stone West Homes has purchased two of the three parcels composing LOC2019-0050 and the project team has prepared a new concurrent LOC/DP that is more aligned with the scale preferred by area residents.

## **DIRECT CONTROL DISTRICT RATIONALE**

At a high level, the project team requests the innovation of a Direct Control District to limit medium density development within a lower scale developable envelope and to introduce a controlled amount of variation in unit sizes with associated parking ratios. The rules in the DC will in turn will create affordable options for Calgarians wanting to access housing in close proximity to amenities and services.

MP729 is located along 20 AV NW, identified as a Neighbourhood Connector corridor at a Low - Modified scale in the approved North Hill Communities Local Area Plan (NHCLAP). This means that diverse multi-residential built forms of up to 4 storeys are encouraged on 20 AV NW, which as a result will host a greater concentration of population growth in Mount Pleasant over time when compared to adjacent residential blocks. The proposed DC M-CG District is innovative in that it captures the multi-residential density desired for the 20 AV NW corridor within a developable envelope of maximum three storeys. This three storey rowhouse scale is a more similar built form to adjacent single and semi-detached residences, reduces overlooking and sun-shadow impacts on neighbours, and in turn provides a more sensitive transition than a four storey multi-residential building would in this location.

The DC M-CG District achieves the density and greater range of housing choice desired for the 20 AV NW corridor in the NCHLAP by introducing 1 bedroom basement micro units. Locating additional units subgrade rather than on a fourth storey makes the community-scaled three storey rowhouse built form achievable. These basement micro units will also help to combat Canada's growing housing affordability crisis. Per the proposed rules in the DC District, up to half of the units in the development are allowed to be micro units sized under 45sqm. Micro units will not receive parking stalls based on their size (similar to secondary suite rules that already exist in City of Calgary Land Use Bylaw 1P2007), but instead each will receive a dedicated storage unit at grade for class 1 bicycle parking or strollers. Micro units can be rented at lower rates based on their size, basement location and parking provision. The rents will be made further affordable with the CMHC flex financing Stone West is pursuing, which will translate to all units being offered at 10% below market rental rates.

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 reduction to 0 stalls per micro unit is acceptable based on micro unit size (comparable to secondary suites), bicycle parking provided for each micro unit on site, a context of frequent and primary transit within walking distance of MP729, and the existence of Residential Parking Permit (RPP) restrictions in the vicinity that can limit on-street parking impacts. Bunt has also recommended that The City prevents micro units from qualifying for the RPP program through a Development Permit condition, which will further encourage vehiclefree tenancies in these units.

### 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:

**Direct Lane Access:** MP729 has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 20 AV NW.

**Collector Road:** MP729 is located along 20 AV NW – a Collector standard road – ensuring both ease of access and traffic capacity for future residents.

**Proximity To Transit:** The subject site is located within a strong context of local, frequent and primary transit service. MP729 is  $\pm 75$ m from a Route 404 bus stop on 7 ST NW and  $\pm 400$ m from Primary Transit Network service along the 16 AV NW Main Street, which hosts stops for MAX Orange BRT and Route 19. Additional frequent transit service is provided on the 4 ST NW Main Street (Route 2) and on 10 ST NW (Routes 4, 5), with stops for these routes  $\pm 450$ m from MP729.

**Proximity To Multi-Residential and Non-Residential Development:** MP729 is located directly adjacent to the Scandinavian Centre, zoned M-C1. It is also on the 20 AV NW corridor, which has recently seen the approval of rowhouse and multi-residential forms up to 4 storeys and the construction of numerous rowhouse developments up to 3 storeys. Additional rowhouse and apartment-style development up to 4-5 storeys can be found within  $\pm 300$ m of the site closer to Mount Pleasant Park and the 16 AV NW Main Street.

**Proximity To Parks, Open Space & Community Amenities:** The subject site is located  $\pm 150$ m west of St. Joseph Park, an off leash dog park. It is also  $\pm 250$ m away from Mount Pleasant Park, which hosts the Mount Pleasant Community Hall, Sportsplex, outdoor pool, playground and open space. Three schools and three places of worship are located within  $\pm 500$ m of MP729. An on-street bikeway on 19 AV NW leads to nearby cycle network infrastructure on 10 ST NW and 2 ST NW.

**Proximity To a Municipally-Identified Activity Centre or Corridor:** Finally, MP729 is within walking distance ( $\pm 400$ m) of the 16 AV NW Urban Main Street and  $\pm 450$ m of the 4 ST NW Neighbourhood Main Street which provide local residents with opportunities to live, work, dine, and shop.

**CITY-WIDE POLICY ALIGNMENT**

This proposed land use redesignation and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of innovative and varied housing options in established 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**

The subject site and surrounding community are governed by the North Hill Communities Local Area Plan, which was approved in September 2021 and replaces the North Hill ARP (2000). The subject site is assigned a Neighbourhood Connector Urban Form at a Low - Modified Scale, which allows for predominantly residential development up to four storeys in height. The Local Area Plan can accommodate the proposed land use redesignation and development vision without amendment.

**STAKEHOLDER OUTREACH**

The project team will undertake meaningful and appropriately-scaled outreach in support of the MP729 proposal to ensure a transparent process for all stakeholders. Key elements of our outreach will include on site signage and hand delivered mailers (+/-100) to nearby residents, both of which will advertise a phone line and email inbox for stakeholder questions [www.civicworks.ca](http://www.civicworks.ca) 4 and comments. Briefing letters will be shared with the Ward 7 office, the Mount Pleasant Community Association (MPCA), and the Scandinavian Centre with invitations to meet by phone or Zoom. The outreach process will conclude with mailer/site signage updates and the publishing of a Stakeholder Outreach Summary that will be shared with stakeholder groups, The City and any individual that requests a copy. The Outreach Summary will highlight strategies implemented over time, common feedback themes 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 good access to transit, infrastructure and local destinations. The proposal is in keeping with the goals and policies of the North Hill Communities Local Area Plan and city-wide goals and policies of the Municipal Development Plan. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.