

Applicant Submission



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25.07.2022

RE: Land Use Redesignation (LOC2022-0077)
From R-C2 to DC (based on M-CG): 738 20 AV NW | Lots 18-20, Block 23, Plan 29340

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The City of Calgary
Planning & Development
800 MacLeod Trail SE
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APPLICANT STATEMENT

The subject parcel (which we're calling M738) is located in the community of Mount Pleasant and consists of 0.08ha of privately owned land. Apaar Homes has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (LOC2022-0077) and Development Permit (DP2022-03733) process to facilitate the development of a limited scale, medium density, FAR-driven, grade-oriented multi-residential development. The proposed development will be composed of 12 dwelling units, with 6 larger dwelling units and 6 smaller basement units and a detached garage off the lane with 6 parking stalls. These units will be split between two buildings that wrap the corner lot street edges of the subject site. A 3 storey rowhouse-style building with 8 units (4 larger units, 4 smaller basement units) is proposed to front 7 ST NW and a 2 storey semi-detached style building with 4 units (2 larger units, 2 smaller basement units) is proposed to front 20 AV NW and provide a scale transition to neighbours sharing a property line with the subject site. This building configuration allows for a common amenity space in the rear yard that will include planting, furniture, and a barbeque. Apaar Homes intends to develop the site using CMHC flex financing to provide high quality, diverse, and affordable rental options to Calgarians of varied ages, stages, and wages.

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 on the 20 AV NW growth corridor, identified in the North Hill Communities Local Area Plan (NHCLAP, 2021) for residential development of up to 4 storeys.

DIRECT CONTROL DISTRICT RATIONALE

There is no land use district in the City of Calgary Land Use Bylaw that currently facilitates the development of limited scale, medium density, FAR-driven, grade-oriented multi-residential development. The M-CG District comes closest to achieving this development goal, with the majority of its built form rules being retained in the proposed DC District to limit height to 12m (a difference of 2m from the maximum height of 10m applying to the neighbouring property), provide contextual setback and stepback rules from other low density properties, and to allow for a mix of private and common amenity space allowing for the creation of the rear yard amenity. Until a new District is created in Land Use Bylaw 1P2007 that allows for this type of development, a DC District is required for the following reasons:

- **Density Measurement:** The 6 smaller basement units in the proposed development will be sized similarly to Secondary Suites, introducing a diversity of 1, 2, and 3 bedroom units 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 (which does not count toward density) 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. An FAR modifier of 1.5 is being introduced as a more form-based measure to capture the unit density of the smaller basement units within the limited scale, rowhouse-style built form.

- **Vehicle + Bicycle Parking Considerations for Smaller Units:** 0 parking stalls are proposed for the smaller basement units in the DC District, as they will be under 45m² in size and have active modes storage provided at grade for strollers and bicycles. These on-site parking reduction rules in the DC District match on-site reduction rules for Secondary Suites in the R-CG District of Land Use Bylaw 1P2007. The site is also supported by primary and frequent transit within a 5-8 minute walk. Bunt & Associates Professional Transportation Engineers (Bunt) completed a Parking Memo (appended to the project team's Stakeholder Outreach Summary) concluding that the 0 stall supply for smaller basement units is acceptable based on general alignment with municipal policy and active modes transportation opportunities nearby that support vehicle free lifestyles. Bicycle parking rules are also incorporated in the proposed DC District to encourage use of nearby cycle infrastructure, requiring 1.0 class 1 indoor bicycle parking stall for each smaller unit under 45m². Bunt also recommended in their memo that none of the Dwelling Units in the proposal qualify for on-street residential parking permits to ensure that on-street parking is not adversely impacted by the proposed development.

PLANNING RATIONALE

It is important to note that this proposed DC District should not be located just anywhere, but in key locations that support a balanced outcome of medium density at limited scale. The subject site features numerous characteristics that make it especially appropriate for the proposed M-CG based DC land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Corner Lot: M738 occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 20 AV NW and 7 ST NW with grade-oriented unit entrances.

Direct Lane Access: M738 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 and 7 ST NW.

Collector Road: M738 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. M738 hosts a Route 404 bus stop on its 7 ST NW frontage. It is ±575m (7 minute walk) 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 10 ST NW (Routes 4, 5) and 4 ST NW (Route 2), with stops for these routes ±450m (5 minute walk) from M738.

Proximity To Multi-Residential and Non-Residential Development: M738 is located across 20 AV NW from the Scandinavian Centre, zoned M-C1 (allowing for multi-residential development up to 4 storeys). Beside the Scandinavian Centre is 725-729 20 AV NW, a recent 22 unit, 3 storey, grade-oriented rowhouse-style multi-residential land use redesignation approval for a DC District based on M-CG. This approval is a very similar land use approach to what is proposed for the M738 subject site. The site is also on the 20 AV NW growth corridor, which encourages the development of multi-residential built forms of up to 4 storeys per the NHCLAP. Additional rowhouse and apartment-style development between 3-5 storeys can be found on the 20 AV NW corridor and within ±300m 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 $\pm 175\text{m}$ west of St. Joseph Park, an off leash dog park. It is also $\pm 250\text{m}$ (3 minute walk) 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 $\pm 500\text{m}$ of M738. 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: M738 is $\pm 400\text{m}$ from the 16 AV NW Urban Main Street, $\pm 475\text{m}$ from the 4 ST NW Neighbourhood Main Street, and $\pm 600\text{m}$ from SAIT, which combine to provide local residents with opportunities to live, work, learn, dine, and shop within a 5-10 minute walk.

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 (NHCLAP, 2021). M738 and the 20 AV NW corridor have been assigned a Neighbourhood Connector Urban Form at a Low - Modified Scale, which allows for predominantly residential development up to four storeys in height. The NHCLAP does not require amendment to realize the M738 development vision.

STAKEHOLDER OUTREACH

Since the submission of the LOC2022-0077 application in May 2022, the project team has undertaken meaningful and appropriately-scaled outreach in support of the M738 proposal to ensure a transparent process for all stakeholders. Key elements of our outreach included on site signage and hand delivered mailers to nearby residents, both of which advertised a phone line and email inbox for stakeholder questions and comments. Briefing materials were shared with the Ward 7 office and the Mount Pleasant Community Association (MPCA) with invitations to meet by phone or Zoom, resulting in a meeting with the MPCA. The outreach process formally concluded in late July 2022, with mailer/site signage updates and the publishing of a Stakeholder Outreach Summary that has been shared with stakeholder groups, The City and any individual that requests a copy. It highlights outreach strategies implemented over the project timeline, common feedback themes and project team responses.

CONCLUSION

The proposed development vision will introduce new and diverse 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 NHCLAP 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.

Sincerely,

A handwritten signature in black ink that reads "Zach Hoefs".

Zach Hoefs | Urban Planner
RPP, MCIP, BA, BEd, MPlan