

Applicant Submission



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30.06.2022

The City of Calgary
Planning & Development
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RE: Land Use Redesignation LOC2022-0051
From M-C1 to DC (based on M-C1 & R-CG): 1839 38 ST SE | Lots 1-2, Block 19, Plan 2335AH

The subject property (which we are calling F1839) is located in the community of Forest Lawn and consists of 0.06ha of privately owned land. Apaar Homes has retained CivicWorks and FAAS to undertake a Land Use Redesignation and Development Permit process to facilitate the construction of a grade-oriented, 4-dwelling unit rowhouse development with 4 basement secondary suites and a detached garage off the lane with 4 parking stalls. The proposed use is well-suited to the site given its unique lot characteristics, surrounding area context, and location.

The proposed land use redesignation would transition the subject parcel from the existing higher density Multi-Residential - Contextual Low Profile (M-C1) District to a Direct Control District (DC) based on the existing land use district of M-C1 supplemented by the Rowhouse specific bylaw rules of the lower density Residential - Grade-Oriented Infill (R-CG) District to realize the proposed development vision.



Conceptual visualization prepared by project team Architect FAAS. Final design subject to municipal review of concurrent Development Permit DP2022-02522.

DIRECT CONTROL DISTRICT RATIONALE

The proposed development vision includes Secondary Suites as part of the proposed unit mix. While Secondary Suites are a Permitted Use within the current M-C1 District, a Rowhouse Building is not a listed use. As a result, rowhouse forms on M-C1 parcels are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development, therefore based on M-C1 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). Based on M-C1 Land Use Bylaw rules, a Secondary Suite would only be allowed within a Single Detached Dwelling or Semi-detached Dwelling. As a result, the proposed redesignation is required to accommodate greater built form flexibility within the existing M-C1 District by introducing the contemporary Rowhouse use and associated bylaw rules (including those on parking) from the R-CG District. This allows the application to remain consistent with previous Council direction and local area policy while facilitating a greater range of community-scaled housing options.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed M-C1/R-CG based DC land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Corner Lot Location: F1839 occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 19 AV SE and 38 ST SE with grade-oriented unit entrances.

Direct Lane Access: F1839 has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 19 AV SE and 38 ST SE.

Collector or Higher Standard Roadway: F1839 is located along 19 AV SE - a Collector standard road - ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: F1839 is located within an excellent transit context: it is walking distance ($\pm 200\text{m}$, 3 minute walk) from numerous transit options at the intersection of 17 AV SE and 36 ST SE, a municipally-identified Primary Transit Hub. It is $\pm 150\text{m}$ from bus stops on 36 ST SE (Routes 43, 135, 155) and $\pm 175\text{m}$ from bus stops on the International Avenue Urban Main Street (Routes 1, 87, 440 and MAX Purple).

Proximity To Main Street Corridor, Multi-Residential and Non-Residential Development: The subject site is located within the municipally-identified boundary of the International Avenue Urban Main Street. This vibrant Main Street hosts a variety of commercial-retail (Co-op grocery store $\pm 600\text{m}$ away), institutional, and multi-residential uses within walking distance of the site, providing local area residents with easy access to everyday needs, services, education, recreation and employment opportunities. The F1839 site was also a part of recent City-led Main Streets land use redesignation work to encourage the growth of additional people and jobs over time in close proximity to the Main Street.

Proximity To Parks, Open Space & Community Amenities: The F1839 site allows residents direct and easy access to a variety of destinations and community resources. The property is located within a 5 minute walk ($\pm 400\text{m}$) of numerous places of worship, two schools, and the Forest Lawn Outdoor Pool. It is also located $\pm 150\text{m}$ from the 36 ST SE bikeway, which connects riders to additional schools, parks and open spaces, sports fields, playgrounds and the Bow River valley pathway network. The East Central Phase 2 construction project is currently under construction and set for completion in 2022, which includes a redesign of 19 AV SE to introduce new cycle lanes directly adjacent to the subject site that will connect cyclists safely to Franklin Blue Line LRT station.

CITY-WIDE POLICY ALIGNMENT

This proposed change and development vision is consistent with the city-wide goals and policies of the *Municipal Development Plan (MDP)*, 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 proposed change is aligned with the overarching goals and policies of the *International*



Avenue Area Redevelopment Plan (ARP, 2018), which aim to: create an attractive, distinctive community; promote a vibrant mixed use commercial Main Street; increase housing and housing diversity; and strategically direct intensification of people and jobs to the Main Street. The proposed change does not require any amendments to the ARP to accommodate the proposed development vision.

STAKEHOLDER OUTREACH

The project team has undertaken meaningful and appropriately-scaled outreach in support of the F1839 proposal. Key elements of our outreach included on site signage and hand delivered letters (± 150) to nearby residents, both of which outlined the proposal and advertised a phone line and email inbox for stakeholder questions and comments. Information packages were shared with the Ward 9 office and the Forest Lawn Community Association (FLCA) at LOC and DP submission milestones, resulting in a productive meeting with the FLCA on April 13, 2022. The outreach process concluded on June 30, 2022 with site signage/letter updates and the publishing of a Stakeholder Outreach Summary that was shared with stakeholder groups, The City and any individual requesting a copy.

CONCLUSION

The proposed change and development vision will deliver greater housing choice for Calgarians in an amenity-rich Established Area community that enjoys excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the goals and policies of the *International Avenue ARP* 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