

Applicant Submission

2022 October 21

RE: Land Use Redesignation: R-C2 District to H-GO District
3115 12 Avenue SW | Plan 8033FW; Lot 2 | 0.069 hectares

APPLICANT STATEMENT (UPDATED)

The subject site is located in the community of Shaganappi and consists of 0.069 hectares of privately-owned land. Arlux Construction has retained CivicWorks to represent them through a Land Use Redesignation process for this property. The proposed Land Use Redesignation will accommodate a change from the site's current Residential – Contextual One / Two Dwelling (R-C2) District to the Housing – Grade-Oriented (H-GO) District.

The redevelopment vision for this site proposes a four unit (± 58 units per hectare) townhouse-style development with four associated Secondary Suites and four on-site vehicle parking stalls located in two detached double-garages. The site concept places two dwelling units along 12 Avenue SW and two dwelling units fronting onto an internal courtyard, with private amenity spaces provided for each dwelling unit and Secondary Suite. To ensure a 'bricks-and-mortar' redevelopment outcome, a supporting Development Permit (DP2022-03587) was submitted to allow for the fulsome redevelopment vision to be reviewed alongside this Land Use Redesignation application.

APPLICATION HISTORY

This Land Use Redesignation application was originally submitted to The City of Calgary on April 29, 2022 as a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District. The submitted DC District sought to support a more flexible unit layout that allowed some units to front onto an internal courtyard, while addressing limitations related to mid-block sites by including rules around building depth, building separation, and street-orientation of units, among other items.

On October 5, 2022, City Council approved the H-GO District and sustainment rules for Low Density and Multi-Residential Districts, following hard work undertaken by City Administration to address a regulatory gap for built forms such as that proposed for this subject site. This regulatory gap resulted in a rise in the number of DC Districts being submitted, which require time and resources from City Administration and City Council to process and approve. The H-GO District and the aforementioned sustainment rules will come into effect on January 2, 2023 and are aimed to provide more consistency for the development of grade-oriented forms such as the built form proposed for this application.

As the proposed redevelopment vision can be accommodated under the newly approved H-GO District, this application — originally submitted as a DC District — was amended to the H-GO District to contribute to the reduction of DC Districts being processed by The City of Calgary, while also ensuring that a consistent set of rules meets the needs of surrounding neighbours.

PLANNING RATIONALE

The following characteristics make the subject site especially appropriate for the proposed Land Use Redesignation, facilitating the development of new and innovative inner-city housing options for Calgarians:

Parcel Location: The subject site meets the H-GO District location criterion as being within the Inner City, as identified on the Urban Structure Map of the Municipal Development Plan.

Proximity To Transit: Transit provision in the area is strong — the site is within easy walking distance to both the Westbrook LRT Station and MAX Teal BRT route ($\pm 350\text{m}$), and Shaganappi LRT Station ($\pm 550\text{m}$).

Proximity To Main Street Corridor: The subject site is within $\pm 350\text{m}$ of the 17 Avenue SW Main Street. Calgary's vibrant Main Streets provide local area residents with easy access to local goods and services.

Proximity To Parks, Open Space & Community Amenities: The subject site is within walking distance to the Killarney Aquatic & Recreation Centre, Shaganappi Park and Community Association, Westbrook Mall (Community Activity Centre), as well as numerous amenities available along the 17 Avenue SW and 37 Street SW Main Streets.

Parcel Size + Width: The subject site is comprised of one larger-than-typical mid-block parcel with a total frontage of $\pm 18\text{m}$ / 60ft.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 12 Avenue SW.

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 POLICY ALIGNMENT

The proposed change is aligned with the overarching goals and policies of the Shaganappi Point Area Redevelopment Plan (ARP). Guiding principles of the ARP include: increasing housing, promoting a mixture of uses to achieve complete communities & diverse destinations, maintaining safety in neighbourhoods and promoting a sense of community, promoting quality building design and character, and offering a range of transportation options. The proposed change does not require a policy amendment to accommodate the redevelopment vision. The ARP identifies the site as within the Medium Density Residential policy area, which encourages a slight increase in density from the surrounding community in the form of medium-density multi-residential, townhouses, apartments, and live-work units.

The subject site also falls within the emerging Westbrook Communities Local Area Plan, which is still in development and currently anticipated to go forward to Committee and City Council for decision in late 2022 / early 2023.

STAKEHOLDER OUTREACH

Arlux Construction is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of

that commitment, Arlux Construction and the project team designed and undertook a comprehensive community outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Stakeholders like the Ward 8 Councillor's Office and the Shaganappi Community Association were invited to participate in our process, which focused on informative and fact-based engagement and communications.

Applicant-led Outreach Strategies included:

Digital Notices: Delivered on Apr. 29, 2022

Digital notices to the Shaganappi Community Association and Ward 8 Councillor's Office provided project information, contact details, offers to meet, and ways to share feedback.

Custom On-site Signage: Installed on-site on May 10, 2022

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change. The signage outlined the proposed change and directed interested parties to get in touch with the project team via a dedicated email inbox and phone line.

Neighbour Letters: Delivered to ±110 surrounding area residents on May 10, 2022

Paired with on-site signage, neighbour letters were hand-delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments were received, compiled, and responded to by the project team in a timely manner.

Neighbour Postcards: Delivered to ±90 surrounding area residents on Aug. 24, 2022 Updated neighbour postcards were hand-delivered to area neighbours and adjacent property owners, aligned with the delivery radius of an e-blast from the Shaganappi Community Association, in order to provide project details, contact information, and details on the Digital Information Session.

Digital Information Session: Held with the Shaganappi Community Association on Sep. 7, 2022 Project team digital presentation and live Q&A held online via Zoom provided information and offered direct feedback opportunities for all participants.

Outreach Summary: Released to The City of Calgary and key stakeholders on Sep. 16, 2022 Outlined the Applicant-led outreach undertaken, key themes heard, and project team responses to each key theme in a succinct report. This report was updated on October 21, 2022 following the amendment of this application to the H-GO District and provided thereafter to The City of Calgary and key stakeholders.

CONCLUSION

The proposed Land Use Redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan, as well as the local policies of the Shaganappi Point Area Redevelopment Plan, and will facilitate a development vision that introduces new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration support this application.