

Applicant Submission



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RE: Land Use Redesignation from M-CGd72 to H-GO
1743, 1747 36 AV SW | Lots 21 - 24, Block 16, Plan 1497BC

Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

APPLICANT STATEMENT

Oldstreet Development Corp. has retained CivicWorks and Formed Alliance Architecture Studio (FAAS) to undertake a concurrent Land Use Redesignation and Development Permit process to facilitate the construction of a 3-storey townhome-style development. The project team is facilitating the construction of a bylaw-aligned 20-unit courtyard-oriented multi-residential development with front doors facing 17 ST SW / 36 AV SW, 6 secure mobility storage units, 4 Class 1 bike stalls, and 10 total parking stalls. The 20 units are composed of a tailored mix of 8 above-grade two-storey townhome units, 4 at-grade flat-style units, and 8 below-grade smaller one-bedroom units, all with separate entrances at street-level.

In support of the proposed development vision, a Land Use Redesignation is proposed to transition the subject site from the existing M-CGd72 (Multi-Residential - Contextual Grade-Oriented) District to the H-GO (Housing Grade-Oriented) District which is specifically intended to accommodate appropriately scaled development that is consistent with adjacent low-density residences through a series of regulations and design requirements.



Perspective looking South West from 36 AV SW and 17 ST SW.

Please note that visualizations are conceptual in nature and subject to change.

APPLICATION HISTORY + THE H-GO DISTRICT

The Project Team originally submitted concurrent Land Use Redesignation (LOC2021-0129) and Development Permit (DP2021-6711) applications for the subject site in 2021, with a proposed Direct Control (DC) District based on the existing M-CG District that aimed to fill a gap in the Land Use Bylaw for Missing Middle style housing in Calgary's inner city. The proposed DC District and 22 dwelling unit proposal (Loop 36) was recommended for approval by Calgary Planning Commission, but was refused by Council in May of 2022 with an 8-7 vote based primarily on concerns related to use of a custom DC District for the application.



Since Council's decision in May of 2022, Oldstreet and the project team have refined the proposed development vision based on feedback heard through the previous application process and community outreach by using a stock land use district, reducing the number of dwelling units from 22 to 20, retaining the same parking ratio (0.5 stalls/unit), shifting waster & recycling storage to the interior of the site, and reconfiguring site circulation to orient building entries and lane access toward streets and an internal courtyard, rather than adjacent properties.

Since May of 2022, The City of Calgary and Council have also amended the Land Use Bylaw to include a new land use district that responds to the need for Missing Middle housing in Calgary's inner city communities. The new H-GO (Housing - Grade-Oriented) District and other related Land Use Bylaw changes came into effect in January 2023, eliminating the need for the use of custom DC Districts and clarifying the types of development that are supportable at the subject site. The City's new H-GO District allows for the proposed development typology when a parcel is located in the municipally-identified Inner City and within 200m of a Main Street (in this instance, 33 & 34 AV SW). The subject site meets both of these location criteria, meaning that the H-GO District and slightly denser grade-oriented development is supportable.

Planning Rationale

Beyond the H-GO District eligibility requirements, the proposed use and development vision is well-suited to the site given its surrounding built form context, lot characteristics and location. The subject site is strategically located close to transit, local destinations and community amenities. The accessibility and proximity of alternative / active transportation modes along with daily needs destinations make the subject site especially well suited for the introduction of units that cater to a variety of needs and lifestyles, including Calgarians that opt for vehicle-reduced or vehicle-free lifestyles and value low scale ground-oriented housing. A summary of applicable suitability characteristics is provided below:

Corner Lot: The subject site occupies a corner parcel, allowing the proposed development to contribute to the neighborhood street scape and reflect existing residential design patterns along 36 AV and 17 ST SW. Grade-oriented entrances and building façade articulation provide the appearance of distinct units, adding to the residential appearance of the street, calming traffic and enhancing pedestrian safety and experience along adjacent sidewalks.

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 36 AV and 17 ST SW. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks, increase parking options with limited impact on the existing neighbourhood, and provide safer, more pedestrian-oriented streetscapes with fewer driveways crossing sidewalks.

Proximity To Local & Primary Transit: The subject site is within 350m (~5 min walk) of both a local and primary transit stop (Route 7, 22) located along the 33 AV SW Primary Transit corridor. Route 7 provides frequent bus service to the Beltline and Downtown, with 10 min. waits times during peak periods (6:30-8:30; 16:00-18:00), 20 min. during the day (8:30-16:00), and 15-30 min. during all other times. The subject site is also 275m from the Route 13 local transit stop at 38 AV / 16 ST SW, which provides service to Mount Royal University and Downtown.

Proximity To A Main Street Corridor: The subject site is less than 200m from the MDP defined 33 AV SW Neighbourhood Main Street area, allowing future residents direct and easy access to a variety of local area destinations to meet their daily needs.

Proximity To An Existing Open Space / Community Amenity: The subject site allows residents direct and easy access to a variety of local area amenities, including Kiwanis Park and the Marda Loop Communities Association / South Calgary Outdoor Pool.



Proximity To Existing Multi-Unit Development: The subject site is adjacent to 3 multi-unit developments all with 3 units or greater per building (3709 - 17 ST SW, 1811 - 34 AV SW, and 1748 - 36 AV SW).

TRANSPORTATION + PARKING CONSIDERATIONS

The development proposal for Loop 36 is compliant with the parking requirements of the proposed H-GO District, providing 10 vehicle parking stalls, 4 indoor Class-1 bike stalls, and 6 private and secure mobility storage units. The site's strategic location and proposed unit mix allows future residents the option to live a vehicle free lifestyle in an amenity-rich neighbourhood with excellent access to day-to-day conveniences, frequent transit service, and alternative mobility options like walking, cycling and Communato car share.

CITY-WIDE POLICY ALIGNMENT

Through contemporary city-wide plans, The City of Calgary has placed policy priority on building complete and resilient communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. These contemporary realities and their implications are directly reflected in the city-wide policies of the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP) and associated implementation plans like the Developed Areas Guidebook (DAG) and non-statutory Guide for Local Area Planning.

The proposed H-GO District and development vision are consistent with the city-wide goals and policies of these plans, 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. In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the MDP also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

LOCAL AREA POLICY ALIGNMENT

The subject site falls within policy boundaries of the South Calgary / Altadore Area Redevelopment Plan (ARP, 1986), and is within the ARP's "Residential Low Density" land use policy area. The proposed development vision meets the overall spirit and intent of the ARP, whose residential land use policies seek to improve existing neighbourhood quality and character, provide family-oriented housing options, and allow compatible and sensitive infill development. To ensure alignment with contemporary city-wide policy and acknowledge the unique development vision of the proposed H-GO District and supporting Development Permit, a minor map based amendment to the South Calgary / Altadore ARP is proposed to transition the site to a "Residential Medium Density" land use policy area.

APPLICANT-LED OUTREACH

CivicWorks and Oldstreet are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team will undertake meaningful and appropriately-scaled outreach in support of the proposal to ensure a transparent process for all participants. Key elements of our outreach will include on site signage and hand delivered mailers to residents living within 200m of the site, both of which will advertise a phone line and email inbox for questions and comments. Briefing letters will be shared with the Ward 8 office and the Marda Loop Communities Association (MLCA) with invitations to meet. The outreach process will conclude with mailer/site signage updates and the publishing of an Applicant Outreach Summary that will be shared with community 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 land use redesignation and associated development vision will help deliver more diverse housing options for Calgarians of all ages, wages and stages looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.