



Applicant Submission

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RE: LAND USE REDESIGNATION APPLICANT STATEMENT

From M-C1 to H-GO District

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

Civic Address: 4919, 4923, 4927, 4931 & 4935 17 AV SW
Landowner/Developer-Builder: New Gen Homes
Land Use Redesignation Applicant: CivicWorks
Development Permit Applicant: FAAS
LOC Application: LOC2022-0117
DP Application (Phase 1): DP2022-06295

SUMMARY

New Gen Homes has retained CivicWorks and Formed Alliance Architecture Studio (FAAS) to undertake a Land Use Redesignation process and phased Development Permit process for an assembly of lands in Glendale to support the development of courtyard-oriented townhouses.

WHAT HAS CHANGED?

The project team has updated the Glendale17 Land Use Application in response to a recent land assembly opportunity and emerging changes to City of Calgary planning policy:

Land Assembly Opportunity: Our original Land Use Application included two properties (4935 & 4931 17 AV SW). In early 2023 the adjacent landowners (east of the site) approached New Gen Homes about acquiring 4919, 4923 & 4927 17 AV SW. The Glendale17 site now includes all five properties.

New Land Use District Options: Our original Land Use Application proposed custom rules through a Direct Control District because there was no available stock Land Use District that supported the development vision. However, midway through the application process the City of Calgary approved a new Housing Grade-Oriented (H-GO) Land Use District to enable missing middle housing options such as courtyard-oriented townhouses in Calgary. The Glendale17 development vision aligns with these new H-GO District rules, and our Land Use Application now seeks to redesignate the site to the H-GO District.

Emerging Local Area Plan: The City's Westbrook Communities Local Area Plan (LAP) was recently approved by Council. The Local Area Plan identifies this portion of 17 AV SW as a "Neighbourhood Connector", which means that the Glendale17 site is eligible to be redesignated to the H-GO District.

DEVELOPMENT VISION

The proposed clustered townhouse typology introduces gentle density through a low scale that is compatible with surrounding single-detached homes. The development vision is intended to meet the needs of a broad range of family types and household demographics.

The development vision for the original two properties (4931 & 4935 17 AV SW) remains the same as the initial proposal and is currently under review by the City. This first phase is envisioned as a two to three storey courtyard-oriented development with 11 townhouse-style Dwelling Units, 11 Secondary Suites, secure storage for 11 class 1 bicycle stalls, and 11 total vehicle parking stalls.



The development vision for the three new properties (4919, 4923 & 4927 17 AV SW) is similar to the first phase. Development permits for these three lots will be submitted in a phased manner to the City in the near future. The preliminary concept for all three new properties envisions ±14 townhouse-style Dwelling Units, each with an associated Secondary Suite, secure bicycle stall, and vehicle parking stall.

LAND USE BYLAW

In 2020, this five parcel assembly was redesignated to the M-C1 District to support a three to four-storey (14m) multi-residential development that was never constructed. Through the H-GO District, New Gen Homes is proposing a lower scale (max 12m / 3 storey) development outcome in order to construct townhouse-style buildings that are more contextually sensitive to neighbouring homes.

PLANNING RATIONALE

The proposed use and development vision is well-suited to the site given its surrounding built form context, lot characteristics and location. A summary of characteristics is provided below:

Major Road: The subject site is located along a portion of 17 AV SW - identified as a residential street, but is adjacent to a portion of 17 AV SW identified as an Arterial Street - ensuring both ease of access and traffic capacity for future residents.

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 along 17 AV SW.

Proximity To Transit: The subject site is located within 400m (±5 min walk) of an LRT station and Frequent Bus Service (45 ST SW LRT Station & Bus Route 2).

Proximity To Commercial: The subject site is located across the street from a Neighbourhood Commercial designated parcel, and is within 200m of an existing neighbourhood commercial and retail node along 17 AV SW.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows residents direct and easy access to a variety of community resources. The property is located within 100m of a public park on Granlea PL SW and within 300m of Glenmeadows School.

CITY-WIDE POLICY ALIGNMENT

Through contemporary city-wide plans, such as the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), the Developed Areas Guidebook (DAG) and the Guide for Local Area Planning, 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. 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.

CONCLUSION

The proposed land use redesignation and associated development vision contribute to more diverse 'missing middle' housing options for Calgarians looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations.