

Applicant Submission



APPLICANT SUBMISSION – Amended

RE: Land Use Redesignation (LOC2022-0098) – From R-C1 to H-GO - 3502 Charleswood Dr NW (8172HS;3;45)

On behalf of the City of Calgary, Real Estate and Development Services (RE&DS) proposes to redesignate a surplus City owned parcel located at 3502 Charleswood Dr NW in the community of Charleswood from the *Residential – Contextual One Dwelling (R-C1) district* to the *Housing – Grade Oriented (H-GO) District*.

On October 5, 2022, City Council approved amendments to the Land Use Bylaw, which added the Housing – Grade-Oriented (H-GO) District. The new district is intended to expand housing opportunities for Calgarians by accommodating a range of grade-oriented “missing middle” housing in inner city and established communities.

To foster sustainable, diverse and equitable communities, encourage transit supportive land use, and ensure continued vibrancy and growth of the surrounding activity centres, it is important to provide a range of housing options for Calgarians, including missing-middle housing. The proposed district is well-suited to the subject site, given its proximity to LRT and primary transit, surrounding area context and location, which will be expanded upon in the sections below.

PLANNING RATIONALE:

H-GO PURPOSE STATEMENT & LOCATION CRITERIA

The purpose statement for the H-GO district contains location criteria to determine appropriate locations for the district. The subject site is not within a community with an approved Local Area Plan, therefore, the following criteria apply:

Purpose:

1386 The Housing – Grade Oriented (H-GO) District:

- d) should only be designated on parcels located within:
 - i. ...
 - ii. the Centre City or **Inner City** areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - A. **200 metres of a Main Street or Activity Centre** identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - B. **600 metres of an existing or capital-funded LRT platform;**
 - C. 400 metres of an existing or capital-funded BRT station; or
 - D. **200 metres of primary transit service.**

The subject site meets the criteria to be considered for the H-GO District as it is within the Inner City, and is located:

- adjacent to three Major Activity Centres (University of Calgary, University of Calgary Research Park, and Brentwood Station Area);
- 600 meters of the Brentwood LRT (~600m) and University LRT (~400m) stations; and
- 50-100 metres of primary transit along Brentwood Drive NW.



CITY-WIDE POLICY

The subject site is located within the Inner City as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). The site is also situated adjacent to a Major Activity Centre, near LRT and primary transit, and along an arterial street. This proposed land use redesignation is consistent with the locational criteria of the district and city-wide goals and policies for Inner City sites. These policies encourage: a mix of housing types and choice; redevelopment that is similar in scale and built form to existing development; the development of more innovative and affordable housing options; more efficient use of infrastructure; and more compact built forms in locations near transit, activity centres, and along corridors.

LOCAL AREA POLICY

The subject site is not located within the boundaries of an approved Local Area Plan or planning policy (ARP, ASP, etc.). The subject site is tentatively located within the future Local Area Plan #14, which is not currently on Community Planning's [City Planning Policy Roadmap](#).

The site is located adjacent to the Banff Trail Area Redevelopment Plan, the Brentwood Station Area Redevelopment Plan, and the South Shaganappi Communities Area Plan. The proposed land use redesignation is consistent with the policies and vision of the adjacent plan areas, which encourage strategic and sensitive intensification within low density areas that supports housing affordability, and identify sites along the east side of Charleswood Dr NW as suitable for "Urban Residential" (2-4 storey residential development).

TRANSIT ORIENTED DEVELOPMENT GUIDELINES

The subject site falls within the 600 metre radius surrounding the Brentwood LRT and University LRT stations. The following sections would apply to the proposal and were considered during the review process:

- Section 4.0 provides policy for high residential density, townhouse development and increasing pedestrian traffic.
- Section 5.0 provides policy for increasing density around transit stations

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

The [Location Criteria for Multi-Residential Infill](#) is generally intended to assist in the evaluation of land use applications involving multi-residential districts ("M" districts). However, as the criteria are a broad set of best practices for where intensification is most appropriate in low density residential areas, RE&DS considers the criteria to be helpful and applicable in considering the appropriateness of the proposed H-GO district for the site. The subject site aligns with all of the criteria, which makes it especially appropriate for the proposed H-GO land use and will directly facilitate the development of new and innovative Inner City housing options for Calgarians:

1. **Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both Charleswood Dr NW and Charleswood Cr NW with grade-oriented units.
2. **Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating a pedestrian-friendly streetscape interface along Charleswood Dr NW and Charleswood Cr NW.



3. **Proximity to Transit:** The subject site is 100m walking distance to primary and local bus service (Routes 20, 38, 65) along Charleswood Dr NW, which provide direct service to major employment centres and primary transit.
4. **Proximity to Primary Transit:** The subject site is within 600 meters of the Brentwood and University LRT stations, which encourages use of existing public transit infrastructure.
5. **Collector Road:** The subject site is located along Charleswood Dr NW, an arterial standard road, ensuring both ease of access and traffic capacity for future residents.
6. **Adjacent to Existing Non-Residential Development:** The subject site is located directly south across the lane from the Brentview Baptist Church and provides a contextual buffer and transition to adjacent lower scale residential development to the east
7. **Adjacent to Open Space or Park:** The subject site is located directly north of existing MR open space.
8. **Proximity to an Activity Centre:** The subject site is adjacent to three Major Activity Centres: University of Calgary, University of Calgary Research Park, and Brentwood Station Area. Small scale multi-residential development will provide an appropriate transition and/or buffer between existing low-density residential development to the east and future higher density and commercial development to the west.

COMMUNITY OUTREACH

RE&DS is committed to meaningful outreach and working with interested parties throughout the application process. RE&DS will undertake a fulsome and appropriately scaled outreach process in support of the land use application to ensure a clear and transparent process for all parties. Key elements of our process include: installing on-site notification signage, neighbour mail drop (+/- 100m radius), and meeting with interested parties. Briefing letters were shared with the Ward 7 office and the Triwood Community Association, with invitations to meet.

The outreach process will conclude with an e-mail update that includes a Community Outreach Summary that will be shared with interested parties and The City's Planning Department. The Outreach Summary will highlight common feedback themes, project team responses, and strategies to address concerns.

CONCLUSION

The proposed land use is intended to accommodate new and innovative missing-middle housing options for Calgarians looking to live in amenity rich Inner-City communities that enjoy excellent access to transit, amenities and local destinations. The proposal is in keeping with city-wide planning goals of the Municipal Development Plan, adjacent local area plan policies the location criteria within the purpose statement of H-GO district, general goals and policies of the Location Criteria for Multi-Residential Infill, and. For the reasons outlined above, we respectfully request that the community, Administration, Calgary Planning Commission and Council support this application.