

Applicant Submission

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Proposed Land Use Change Applicant Summary

Project Location: 252 19 AV NE in Tuxedo Park (Proposal named TU252)
Existing Land Use: Residential - Contextual One/Two Dwelling (R-C2) District
Proposed Land Use: Multi-Residential - Contextual Grade-Oriented (M-CG d85) District

APPLICATION SUMMARY

The proposed Land Use Redesignation (rezoning) seeks to transition 252 19 AV NE from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Multi-Residential - Contextual Grade-Oriented (M-CG) District. The project team's development vision for this site will realize new and much needed 'Missing Middle' rental housing options in Tuxedo Park. EC Living plans to finance the proposed development using the Canada Housing & Mortgage Corporation's *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

WHAT IS PROPOSED?

- **Site Area:** 0.0488 Ha (42' x 125' / 12.8m x 38.1m)
- **Building Height:** 12m max. (3 storeys)
- **Density Modifier:** 85 units per hectare (allows up to 4 Units and 4 Secondary Suites)
- **Residential Units:** 4 larger 3 bedroom townhouse-style units & 4 smaller 1 bedroom Secondary Suites
- **Residential Buildings:** 1 Low Scale Building (less than 60% lot coverage)
- **Vehicle Parking Stalls:** 4 stalls within a detached garage (meeting bylaw requirements)
- **Secure Bike Stalls:** 8 stalls in a secure room (1 per Unit and Secondary Suite)
- **Resident Amenity Space:** At least 5.0 m² per Unit and Secondary Suite (at grade patios and upper balconies)
- **Website:** To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings, available online at: www.ecliving.ca/engage.
- **Development Permit:** A concurrent Development Permit (DP) application is being submitted by the project team in advance of the final decision-making stages, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and broader public for additional review and comment.

WHAT IS THE MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED (M-CG) DISTRICT?

The Multi-Residential - Contextual Grade-Oriented (M-CG) District (aka "zone") generally allows for low scale multi-residential development of up to 3-storeys (12m) in height in a variety of building forms, including rowhomes and townhomes, with direct ground-level access for all homes. The M-CG District supports Secondary Suites and requires secure bike storage options for all residents. The M-CG District includes development rules that result in buildings that are sensitive to surrounding neighbours, through contextual setbacks and building height transitions.



PROJECT SITE CHARACTERISTICS

This site is particularly well-suited a low scale multi-residential infill development given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Nearby Transit Service: The project site is within 300m (± 4 min. walk) of Route 303 MAX Orange BRT primary transit service on 16 AV NE, 100m (± 2 min. walk) of Route 5 local transit service on Edmonton TR NE, and 600m (± 7 min. walk) of the upcoming Green Line LRT 16 AV NE Station. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Nearby Main Street and Neighbourhood Flex/Commercial Corridor: The project site is located within 50m from the Edmonton TR N Urban Main Street - a Neighbourhood Flex Corridor, 300m from the 16 AV NE Urban Main Street - a Neighbourhood Commercial Corridor, and 400m from the Centre ST N Urban Main Street - a Neighbourhood Commercial Corridor, all three municipally-identified areas for future population growth and incremental redevelopment.

Nearby Open Spaces & Community Amenities: The project site is within 150m (± 2 min. walk) of Munro Park and 315m (± 4 min. walk) of Mt. View School & Playground, as well as a short 10 minute walk of a variety of local area destinations and amenities, including Marsden Park & Playground, Victory Park Playground, Balmoral School, Balmoral Circus Park, Colonel Macleod School, Lawson's Park, Winston Heights Off Leash Dog Park, and Renfrew Athletic Park. Nearby cycling infrastructure within one block of the site along 1 ST NE allows for even easier access to some of these destinations.

Nearby Multi-Unit Development: The project site is located adjacent to the soon-to-be completed Trail 19, a 78 unit mixed-use development, also owned and managed by EC Living. Other examples of multi-residential housing nearby include developments at 201 20 AV NE, 247 20 AV NE, and 2003-2011 1 ST NE. The low scale nature of the proposed development will provide a natural transition between the surrounding homes and emerging Main Street development along Edmonton TR NE.

Nearby Commercial/Employment Opportunities: The project site is located adjacent to a commercial development at 265 20 AV NE including a restaurant and supermarket, and is within approximately 100m (± 2 min. walk) of several commercial and office spaces. Calgary Co-op is also approximately 500m away (± 6 min. walk) from the project site providing a wide variety of commercial and employment opportunities, accessible by active transportation and transit.

ALIGNMENT WITH THE LOCAL AREA PLAN (LAP)

The project site is located within the boundary of the North Hill Communities Local Area Plan (2021). The site is identified as for residential development up to three storeys in height. The TU252 development will align with the Transit Station Area policies and the design guidelines associated with the Mount View Heritage Guideline Area within the Local Area Plan.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

The proposed change and development vision are consistent with the city-wide goals and policies of the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)*, 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.



WHAT IS 'MISSING MIDDLE' HOUSING?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and mid-to-high-rise apartment buildings.

WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft²), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the North Hill Communities Local Area Plan and the *Municipal Development Plan*, and will introduce 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 the of support the Calgary Planning Commission and City of Calgary Council for this application.