

Applicant Submission



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2023.11.15

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Planning & Development
The City of Calgary
PO Box 2100, Station M
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RE: Land Use Redesignation from DC (based on Land Use Bylaw 2P80 RM-5) to DC (based on M-C2) **1023 Cameron AV SW** | Plan 179R; Block 31; Lot 6 | 0.0785ha

APPLICANT STATEMENT (UPDATED)

The subject site is located in the community of Lower Mount Royal and consists of 0.0785ha of privately-owned land. EC Living has retained CivicWorks to undertake a Land Use Redesignation application from a Direct Control (DC) District based on the Land Use Bylaw 2P80 RM-5 (Residential Medium Density Multi-Dwelling) District to a DC District based on the M-C2 (Multi-Residential - Contextual Medium Profile) District. A concurrent Development Permit application has also been submitted by Formed Alliance Architecture Studio (FAAS) to demonstrate a "bricks-and-mortar" development vision of 8 larger upper townhome units and 7 garden flats with 8 parking stalls (one per townhome unit) in a two building townhouse development.

In support of the development vision, the proposed Land Use Redesignation application would transition the subject site in order to:

1. accommodate slope-adaptive Multi-Residential Development of medium height and medium density;
2. accommodate Multi-Residential Development where density is measured by Floor Area Ratio (FAR) to provide flexibility in building form and unit size and number;
3. establish flexible building setbacks that respond to the site's unique double street frontage;
4. accommodate housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings; and
5. address existing and new retaining walls on the site.

DIRECT CONTROL (DC) DISTRICT RATIONALE

The proposed DC District offers a unique approach to medium-scale multi-residential housing that isn't supported through any existing Land Use District in the current Land Use Bylaw for this type of unique site. Specifically, the Land Use Bylaw does not have a stock Land Use District that supports medium-density outcomes in a medium-scale building form across highly-sloped sites with double street frontage. The proposed medium-density, medium-scale development vision relies on the following design elements enabled by proposed DC District rules:

- a contextually-scaled townhouse-style built form located on a site with unique characteristics requiring slope-adaptive design ($\pm 10\text{m}/34\text{ft}$ grade change);
- a common interior courtyard that provides access and amenity space;
- a unique and diverse unit mix that includes larger upper townhouse-style units and more compact garden flats (no greater than $45\text{m}^2 / 484\text{ft}^2$); and
- a tailored maximum retaining wall height responsive to the site's grade change.



The proposed DC District and associated rules ensure clarity of purpose and certainty of outcome for community members. Development Permit application details are intended to directly inform the proposed DC District rules and provide community members, the Development Authority, Calgary Planning Commission and City Council with additional supporting information and greater certainty about the development vision through the application review and decision-making process. Additionally, Development Permit application revisions can be made to respond to key feedback matters heard from community members and Administration throughout the concurrent application review process.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed M-C2-based DC District, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

- **Direct Parking (Lane) Access:** The subject site has a double-frontage condition that provides direct access from Royal AV SW in lieu of a traditional rear lane typical of many inner-city properties. Given the unique street network surrounding the site, the proposed development orients vehicle access to Royal AV SW, which is functionally used as a rear lane by most adjacent developments at this location. The proposal will maintain a similar configuration congruent with the existing streetscape interfaces along Cameron AV SW and Royal AV SW.
- **Proximity To Local and Primary Transit:** The site is within 175-200m of regular and Frequent Transit bus service (Route 2, 6,7). 17 AV SW is identified in the *Calgary Transportation Plan* as a Primary Transit Corridor.
- **Proximity To Main Street Corridor:** The subject site is located within 20m from the 17 AV SW Neighbourhood Main Street boundary identified in the *Municipal Development Plan* and within a ± 2 minute walk from the 17 AV SW commercial corridor, allowing future residents direct and convenient access to a variety of local area destinations to meet their daily needs.
- **Proximity Multi-Residential Development:** The site is directly adjacent to several multi-residential developments to the west, east, and north.

CITY-WIDE POLICY ALIGNMENT

Contemporary city-wide plans like the *Municipal Development Plan* and *Calgary Transportation Plan* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital. The proposed change 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.

LOCAL AREA POLICY ALIGNMENT

The subject lands fall within the 'Low Rise, Medium Density Residential' policy area of the *Lower Mount Royal Area Redevelopment Plan* (ARP), which aligns with the 2P80 Land Use Bylaw RM-5 Land Use District allowing for up to 12m (4 storeys) at this location. The proposed development vision is generally consistent with the goals and policies of the ARP.



APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and the broader community with multi-channel opportunities to learn more about the proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

This application was supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand-delivered to the nearest ± 150 surrounding area residences. Key application materials were also shared directly with the local area Ward Councillor's Office and Mount Royal Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all Land Use Redesignation and Development Permit applications are subject to standard City of Calgary notice posting and outreach requirements:

1. City of Calgary notice letters are sent to directly-affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to The City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard City of Calgary application notice signage is posted on site with key application information and contact details for The City of Calgary File Manager and the Applicant.

CONCLUSION

The proposed Land Use Redesignation application and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan*, the local policies of the *Lower Mount Royal Area Redevelopment 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 that Administration, Calgary Planning Commission, and Council support this application.

Should you have any questions, comments, or concerns, please contact us at **587.747.0317** or engage@civicworks.ca, referencing 1023 Cameron AV SW.