

# Applicant Submission



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## Proposed Land Use Change Applicant Summary

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**Project Location:** 1931 26 AV SW

**Existing Land Use:** Residential - Contextual One/Two Dwelling (R-C2) District

**Proposed Land Use:** Residential – Grade-Oriented Infill (R-CG) District

### APPLICATION SUMMARY

On behalf of RNDSQL, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property 1931 26 AV SW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in South Calgary area.

### WHAT IS PROPOSED?

A courtyard-oriented rowhouse-style development is proposed. A summary of key project details is included below:

**Building Height:** 11m (3-storey) maximum front building height, 8.6m (2-storey) maximum rear yard building height

**Residential Buildings:** 2 (60% max. lot coverage)

**Residential Density:** 75 units/ha maximum

**Residential Units:** 4 Dwelling Units (2-3 bedroom upper rowhouse) and 4 Secondary Suites (1 bedroom, below-grade)

**Vehicle Parking Stalls:** 4, contained within 1 rear enclosed garage (min. 0.5 parking stalls/ unit or suite)

**Secure Bike / Scooter / Stroller Storage Units:** 4 Mobility Storage Units/Class-1 Bike Stalls (1/ unit or suite without parking)

**Resident Amenity Space:** Min. 6.5m wide interior common courtyard

The development vision for 1931 26 AV SW will inform a Development Permit (DP) application that will be submitted by the project team in the following weeks, 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 '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.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.



#### 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 500ft<sup>2</sup>), 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.

#### PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Rear Lane Access:** The project site has rear paved 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.

**Higher Activity Street:** The project site is located on 26 AV SW, a Collector street that is a higher-order roadway intended to host transit and handle higher traffic volume than a local residential street.

**Nearby Transit Service:** The project site is immediately adjacent to a Route 6 regular transit service bus stop and is within 800m (~10 min. walk) of additional MAX Yellow BRT primary transit service, as well as Route 7 and Route 22 frequent transit service on 33 AV SW. 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 Commercial/Employment Opportunities:** The project site is within 200m (~3 min. walk) from a hub of local commercial businesses at the intersection of 26 AV SW and 20 ST SW, accessible by active transportation and transit, and within 800m (~10 min. walk) of the 33 AV SW Neighbourhood Main Street, including a supermarket and other employment opportunities.

**Nearby Open Spaces & Community Amenities:** The project site is within 200m (~2 min. walk) of the 20 ST Playground Park and 500m (~6 min. walk) from Bankview Offleash Dog Park, as well as within a 10 minute walk of a variety of local area destinations and amenities, including the Bankview Community Association, the 33 AV SW Neighbourhood Main Street, and cSPACE King Edward. Nearby cycling infrastructure along 26 AV SW and 20 ST SW allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The subject site is within 15m of a designated M-CG parcel with the same maximum density as the R-CG District, and is within 450m from several other multi-residential and commercial land use districts which enable a variety of built forms, from rowhouses to medium profile apartments buildings. The project site embraces the future development vision to complement the scale of surrounding area development.



#### **WHY THE R-CG DISTRICT?**

The proposed low-density Residential – Grade-Oriented Infill (R-CG) District is intended to allow moderate increases in density within a built form that is contextually sensitive to surrounding single and semi-detached homes. The project team understands that several multi-residential land use districts are nearby the site along the 26 AV SW corridor, specifically the Multi-Residential - Contextual Grade-Oriented (M-CG) District at 1923 26 AV SW which enables a single multi-residential building with 4 Dwelling Units and 4 Secondary Suites on the site. Our developer-builder client RNDSQL and the applicant team are committed to providing a similar density, but through the R-CG District in a 2-building courtyard-oriented design that allows for central communal amenity space, and reduces the need for neighbour-interfacing windows with more sunlight access to the parcel. This development vision is reflective of updates to the R-CG District in early 2023 that allow for this style of a mid-block courtyard-oriented rowhome-style development.

#### **ALIGNMENT WITH CALGARY'S GROWTH PLANS**

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* 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.

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]).

#### **ALIGNMENT WITH LOCAL AREA PLANS**

The project site is located within the boundary of the Bankview Area Redevelopment Plan (1981), and falls within the "Conservation " policy area, which restricts future development to one or two family dwellings. The development vision will require a minor map-based policy amendment to "Conservation and Infill", allowing for small multi-dwelling infill projects with a maximum residential density of 75 units/ha.

#### **APPLICANT-LED OUTREACH**

CivicWorks and RNDSQL are committed to being good neighbours and hosting open, honest conversations within the communities we work in. 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 broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated project website, phone line, and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and 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 change and development applications are subject to standard City of Calgary notice 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 large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

#### **CONCLUSION**

The proposed land use change and development vision is in keeping with the city-wide goals and policies of 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 your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.392.6184 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing 1931 26 AV SW (SC1931).