

Applicant Submission



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Proposed Land Use Change Applicant Summary

Project Location: 1707-1717 12 AV SW

Existing Land Use: Multi-Residential - Contextual Grade-Oriented (M-CGd111) District

Proposed Land Use: Multi-Residential Contextual Medium Profile (M-C2f1.5) District

APPLICATION SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1707-1717 12 AV SW from the existing Multi-Residential - Contextual Grade-Oriented (M-CGd111) District to the Multi-Residential Contextual Medium Profile (M-C2f1.5) District, with a custom Floor Area Ratio (FAR) modifier of 1.5 to ensure appropriate contextual fit and align with local area policy. The concurrent applications for Land Use Redesignation and Development Permit seek to align with local area policy related to building form and scale while providing grade-oriented housing options with greater overall density, alternative configurations for common amenity spaces, and a minor relaxation to required on-site parking given the transit-oriented development context of the proposal. The Applicant team is also open to exploring a Direct Control (DC) District based on M-C2 to facilitate the proposed development vision, if deemed more appropriate by City Administration through the application review process.

WHAT IS PROPOSED?

A four-building stacked townhouse development is proposed. A summary of key project details is included below:

Building Height: 4 storeys (12m building height proposed)

Residential Buildings: 4 (1.3 Floor Area Ratio proposed)

Residential Units: 48 (16 one-bedroom basement units, 16 one-bedroom flats, 16 three-bedroom upper townhome units)

Vehicle Parking Stalls: 19, on parking pad accessible from the lane (4 stall parking relaxation proposed)

Bicycle Parking Stalls: 48 Class-1 bike stalls (1 per unit), 6 Class-2 bike stalls

Resident Amenity Space: Private rooftop amenity spaces and shared common amenity space at grade.

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

These preliminary plans and concept drawings will inform a supporting Development Permit (DP) application that will be submitted concurrently by the project team, reviewed for completeness by The City of Calgary and available to surrounding area residents and broader public for additional review and comment.

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 direct 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.



Higher Activity Street: The project site is located along 12 AV SW, a higher order Arterial Street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity. 12 AV SW also includes recently installed protected cycling infrastructure that connects to the broader cycle track network.

Nearby Transit Service: The project site is within $\pm 80\text{m}$ of a bus stop for Route 90 on 12 AV SW, $\pm 260\text{m}$ (± 4 min. walk) of the Sunalta Blue Line LRT Station, and $\pm 425\text{m}$ from bus stops for Routes 7, 22, 414 on 14 ST SW and 66, 70 on 9 AV SW respectively. The availability of various transit route options within easy walking distance of the project site and protected cycle track along 12 AV NW provide access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Nearby Main Streets and Activity Centre: The project site is within $\pm 225\text{m}$ of the 10 AV SW Main Street corridor, as well as $\pm 360\text{m}$ of the 14 ST SW Main Street corridor and the Greater Downtown Activity Centre. Main Street corridors and Activity Centres represent municipally-identified locations for future population growth and redevelopment.

Nearby Open Spaces & Community Amenities: The project site is within a short walk of a variety of local area destinations and amenities, including Sunalta Cottage School Park, Sunalta Community Hall / Park / Playground, Calgary Tennis Club, Royal Sunalta Park / Playground, Sacred Heart Elementary, Sunalta School, and numerous other parks and public amenities. Nearby cycling infrastructure and regional pathways along the Bow River and 12 AV SW allow for even easier access to some of these destinations.

Nearby Commercial / Employment Opportunities: The project site is located within easy walking distance of several neighbourhood commercial corridors and nodes including entertainment and employment opportunities, grocery stores, and other every day destinations that are easily accessible by active transportation and transit.

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 EXISTING AREA POLICY

The project site is located within the boundary of the *Sunalta Area Redevelopment Plan (ARP, 1983)*, and falls within the 'Medium Low' *Land Use Policy* and 'Up to 12m' *Maximum Building Height*, providing general support for townhouse or stacked townhouse-style developments of 3-4 storeys. To support the proposed land use redesignation to the M-C2 District, a minor map amendment to Map 2 is required to transition the project site from the existing 'Medium Low' *Land Use Policy* to the 'Medium' *Land Use Policy*.



APPLICANT-LED OUTREACH

EC Living and the Applicant team 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 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 web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within $\pm 200\text{m}$ 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 587.747.0317 or engage@civicworks.ca, referencing SA1707 (1707-1717 12 AV SW).