

Applicant Submission

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Proposed Land Use Change Applicant Summary

Project Location: 114 & 118 19 ST NW (WH11)
Existing Land Use: Residential - Contextual One / Two Dwelling (R-C2) District
Proposed Land Use: Mixed Use - General (MU-1f1.5h12) District

APPLICATION SUMMARY

On behalf of RNDSQL, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 114 & 118 19 ST NW from the existing Residential - Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f1.5h12) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing and neighbourhood-scale commercial options in West Hillhurst. RNDSQL will explore developing the proposed project using the Canada Mortgage & Housing 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?

A mixed use development with stacked townhouses and neighbourhood-scale, street-oriented commercial is proposed. A summary of key project details is included below:

Site Area: 0.112 ha (90' x 135' / 27.43m x 41.00m)

Building Height: 12m max. building height (3-storeys)

Floor Area Ratio: Max. 1.5

Buildings: 2 Buildings

Residential Units: 16 (12 three-bedroom units; 4 one-bedroom units)

Commercial: 1 local-scale neighbourhood commercial / retail unit ($\pm 1,300$ ft²)

Vehicle Parking Stalls: 8 vehicle parking stalls (6 resident (0.375 per unit), 2 visitor (0.075 per unit) and 1 timed loading stall shared with visitor stall) accessible via rear lane (aligned with Bylaw's transit and bicycle supportive parking reductions)

Secure Bike / Scooter / Stroller Storage Units: 14 Bicycle Stalls (12 Class-1, 2 Class-2)

Resident Amenity Space: min. 5m² common and/or private amenity space per unit, with min. 50% provided outdoors

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.engagerndsqr.com

These preliminary plans and concept drawings are informed by a supported Development Permit (DP2023-08211) application that has been submitted by the project team and is currently under review 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 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.

PROJECT SITE CHARACTERISTICS

The project development vision is well-suited to the project 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.

Higher Activity Street: The project site is located along 19 ST NW, a higher order collector street which connects surrounding area communities and generally sees higher levels of vehicle, cyclist, and pedestrian activity.

Nearby Transit Service: The project site is within 100m of Primary Transit Route 1, Frequent Transit Routes 104 and 404, and local Route 89, services on Kensington RD NW, 5 AV NW, and 19 ST NW. 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 lifestyle.

Nearby Main Street: The project site is located ±100m from the Kensington RD NW Neighbourhood Main Street, a municipally-identified location for future population growth and incremental redevelopment. The project site is located on 19 ST NW, which has also developed into a mixed-use multi-residential connector, particularly between Kensington RD NW and 3 AV NW. The subject site represents a contribution to the continued evolution of these corridors, which provide convenient access to a variety of services and amenities for everyday life.

Nearby Open Spaces & Community Amenities: The project site is within a convenient walk of a variety of local area destinations and amenities, including Grasshopper Hill, West Hillhurst Off-leash Area, West Hillhurst Park, Community Playground West Hillhurst, Queen Elizabeth Elementary School, Queen Elizabeth High School, Madeleine d'Houet School, the West Hillhurst Community Association with a gym, arena, tennis courts, and Bowview Outdoor Pool, as well as The Bow Valley lawn Bowling Club, places of worship, and the Bow River regional pathway network. Nearby cycling infrastructure along 19 ST NW, 6 AV NW,



and Broadview RD NW allows for even easier access to a number of these destinations.

Nearby Commercial/Employment Opportunities: The project site is within convenient access via foot, cycling, or transit to Downtown, Foothills Medical Centre, the University of Calgary, and SAIT, in addition to a number of businesses on nearby Main Streets.

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 City of Calgary community of West Hillhurst, which does not currently have a Local Area Plan (LAP) in place to provide development guidance for the WH11 site. The Riley Communities LAP which will eventually apply to West Hillhurst (estimated 2024) is currently in draft form. The initial draft (subject to change) identifies the subject site and 19 ST NW corridor between Kensington RD NW and 5 AV NW as a potential focus area for growth within the plan area. In the absence of an LAP, the project team looks to contemporary higher order plans like the MDP and CTP, which generally support the development of new inner city grade oriented housing options close to transit service and Main Street corridors.

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 have provided local area organizations, surrounding area residents and the 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.

This application has been 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 ±200m of the project site. Key application materials were 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* has been 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 WH11 (114 & 118 19 ST NW).