

# Applicant Submission

December 1, 2023

## Proposed Land Use Change Applicant Summary

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**Project Location:** 1016 19 AV NW (MP1016)

**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 EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1016 19 AV NW 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 Mount Pleasant. EC Living will develop 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 courtyard-oriented townhouse development is proposed. A summary of key project details is included below:

**Building Height:** 3 storeys (12m maximum building height)

**Residential Buildings:** 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

**Residential Units:** 4 (2-3 bedroom) townhouse units and 4 (1 bedroom) secondary suites

**Vehicle Parking Stalls:** 4, contained within a carport (0.5 parking stalls/ unit or suite)

**Secure Bike / Scooter / Stroller Storage Units:** 4, incl. Class-1 bike stalls (1/ unit/suite without an assigned vehicle parking stall)

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](http://www.ecliving.ca/engage)

These preliminary plans and concept drawings will inform a supporting Development Permit (DP) application that will be submitted by the project team, will be 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

This site is particularly well-suited for 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 organize waste and recycling collection from the lane.

**Nearby Transit Service:** The project site is within 150m of bus stops for Route 5 primary transit service on 10 ST NW and 425m-550m (±5-6 min. walk) of additional Routes 19 and 303 MAX Orange BRT on 16 AV 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 lifestyles.

**Nearby Main Street and Neighbourhood Connector Corridor:** The project site is located ±50m of 10 ST NW - a Neighbourhood Connector Corridor and ±350m from the 16 AV NW Urban Main Street- a Neighbourhood Commercial Corridor in the North Hill Communities LAP. These are municipally-identified locations for future population growth and incremental redevelopment in Mount Pleasant. The Neighbourhood Connector hosts clusters of neighbourhood commercial, including a small cluster half a block west of the site, in addition to a larger cluster three blocks south of subject site.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including Confederation Park, King George School Playground, St. Joseph Off-leash Dog Park, Mount Pleasant Park, and several other parks, playgrounds, and sports fields. Nearby cycling infrastructure and regional pathways along 10 ST NW, 19 AV NW, and Confederation Park allow for even easier access to some of these destinations.

#### **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 North Hill Communities Local Area Plan (2021), and falls within the Neighbourhood Local Urban Form category and Limited (Up to 3 Storeys) Building Scale category, allowing for future multi-residential development of up to 3 storeys. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.

#### **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 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 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. 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](mailto:engage@civicworks.ca), referencing MP1016 (1016 19 AV NW).