

Applicant Submission

2023 December 21



460 – 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant Summary

Project Location: 1538 22 AV NW

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 Bradon Construction Ltd., CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1538 22 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 a diversified range of new rowhouse, or 'Missing Middle', housing options in Capitol Hill.

WHAT IS PROPOSED?

A rowhouse development with basement secondary suites is proposed. A summary of key project details is included below:

Building Height: 3 storeys (11m maximum building height)

Residential Buildings: 1 (60% maximum lot coverage)

Residential Density: 75 units per hectare maximum

Residential Units: 8 (4 larger 4-bedroom rowhomes and 4 smaller 1-bedroom below grade secondary suites)

Vehicle Parking Stalls: 4, contained within a detached garage (min. 0.5 parking stalls / unit or suite)

Secure Bike / Scooter / Stroller Storage Units: 2 private mobility storage lockers and 4 Class 1 Bike Stalls (1 / unit or suite without an assigned vehicle parking stall)

Resident Amenity Space: Private rowhouse amenity space and common amenity space for secondary suites

These preliminary plans and concept drawings will inform a forthcoming Development Permit (DP) application to be submitted by the project team in the coming weeks. The DP application 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 low-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.
- 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).
- 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 locational characteristics, strategic location, and the character and scale of surrounding area development:

Corner Lot: The project site is located on a corner parcel, allowing the proposed development to enhance both fronting streets with a steady rhythm of plantings, porches, front doors and other architectural features that reflect existing residential design and streetscape patterns.

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 400m (~5 min. walk) of Routes 65, 404 & 414 local transit on 20 AV NW and Route 89 local transit on 14 ST NW. It is also within 800m (~10 min. walk) of the MAX Orange BRT Route 303 on 16 AV NW, and the SAIT/AUArts/Jubilee & Lions Park Red Line LRT Stations. The availability of various transit options within easy walking distance of the project site provides access to local and regional destinations, and encourages alternative transportation modes.

Proximity to Urban Main Street + Community Activity Centre: The project site is located within ±600m from the 16 AV NW Urban Main Street and ±650m of the North Hill Shopping Centre Community Activity Centre, municipally-identified locations for future population and jobs growth through incremental redevelopment.

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, Capitol Hill Community Association, Capitol Hill School, St. Pius X School, North Hill Shopping Centre, and Southern Alberta Institute of Technology (SAIT).

Nearby Multi-Unit Development: The project site is located near other examples of multi-residential housing at 1539 22 AV NW (*approved R-CG*), 1512 21 AV NW (*approved R-CG*), and 1608 20 AV NW (*2-storey multi-residential building*) allowing the future development vision to complement the scale of surrounding area 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 North Hill Communities Local Area Plan (2021), and falls within the "Neighbourhood Local" Urban Form and "Limited" scale category. These policy areas support a broad range and mix of housing types, allowing for future multi-residential developments of up to 3 storeys in areas that are well-served by existing or planned transit, close to a City-identified Main Street, and where the parcel has direct lane access and parking can be accommodated on site. 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

CivicWorks and Bradon Construction 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.

This application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures 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 needed.

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.

www.civicworks.ca