

# Applicant Submission

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## Proposed Land Use Change Applicant Summary

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**Project Location:** 3416 3 AV NW (Village Block)

**Existing Land Use:** Direct Control District (based on the Multi-Residential - Medium Profile Support Commercial District)

**Proposed Land Use:** Mixed Use - General 1 (MU-1f4h28) District

### APPLICATION SUMMARY

On behalf of Liberty Housing Organization, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 3416 3 AV NW from the existing Direct Control District (based on the Multi-Residential - Medium Profile Support Commercial District) to the Mixed Use - General 1 (MU-1f4h28) District. The proposed land use change and development vision will enable a 6-storey mixed use development with 57 affordable purpose-built rental units.

### WHAT IS PROPOSED?

A 6-storey mixed-use affordable housing development is proposed. A summary of key project details is included below:

**Building Height:** 6 storeys / max. 28m (additional height to accommodate elevator overrun for access to rooftop amenity space)

**Residential Buildings:** 1 (63% proposed lot coverage)

**Floor Area Ratio:** Max. 4 FAR

**Homes:** 57 Non-Market Dwelling Units (mix of 1 & 2 bedrooms, including 12 accessible units)

**Commercial:** 5 Commercial / Retail units (total of ±250m<sup>2</sup>)

**Vehicle Parking Stalls:** 47 total stalls: 39 Resident & 5 Visitor in underground parkade; 2 Commercial & 1 Loading at-grade

**Bicycle Stalls:** 30 Class-1 Bicycle Stalls & 6 Class-2 Bicycle Stalls

**Resident Amenity Space:** min. 5m<sup>2</sup> per unit (combination of Private and Common Amenity Space)

**Accessibility:** Full Universal Design for all building common areas and >20% of units meeting accessibility standards defined in the Alberta Building Code and by CMHC

**Building Performance:** >50% reduction in energy consumption and GHG emissions relative to the National Energy Code for Buildings (NECB 2017)

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 plans and concept drawings, available online at: [www.libertyhousingorganization.ca/villageblock](http://www.libertyhousingorganization.ca/villageblock)

These plans and concept drawings are informed by a concurrent Development Permit (DP2023-09025) application that has been submitted by the project team, which is currently under review by The City of Calgary and available to surrounding area residents and the broader public for review and comment.

### SITE HISTORY

Following an application review through The City's Non-Market Housing Land Disposition Program, Liberty Housing Organization was selected as the preferred proponent to lead the planning, design, development and construction of Village Block, a mixed-use affordable housing development in the inner-city community of Parkdale at 3416 3 AV NW. Liberty Housing Organization is committed to creating a high-quality, accessible and climate resilient development that aligns with The City's recently approved housing strategy *Home is Here: The City of Calgary's Housing Strategy 2024-2030*.



## 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 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 located along 3 AV NW, an MDP-identified Primary Transit Corridor which currently hosts Frequent Transit Route 1 and Local Transit Route 40 service with a transit stop adjacent to the site. 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.

**Higher-Order Roadway:** The project site is located directly along 3 AV NW Parkway, a municipally-identified corridor for providing high-standard walking and cycling infrastructure and accommodating transit routes.

**Nearby Open Spaces & Community Amenities:** The site is within a short  $\pm 200\text{m}$  distance from the Bow River multi-use pathway offering excellent opportunities for outdoor recreation and the Parkdale Community Association for community events and activities, and  $\pm 300\text{m}$  from cycling infrastructure along 7 AV NW. The site is also surrounded by a variety of local shops and businesses, providing residents with easy access to the goods and services they need for their day-to-day lives.

**Nearby Multi-Unit Development:** The project site is surrounded by a mix of land use districts including M-C1 and MC-2, districts which would enable the possibility of multi-residential development. The site is also located near built examples of multi-residential development, including The Loren at 118 34 ST NW (3-4 storey multi-residential), Kendale house at 520 34 ST NW (3-4 storey multi-residential), and Bellagio at 3435 5 AV NW (4 storey multi-residential). The scale of development being proposed on this site is appropriate and would 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, affordable, 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.

## ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (ARP, 2013), which encourages the development of primarily multi-residential housing with street-oriented commercial and retail uses. The proposed land use amendment is in alignment with the general intent of the ARP, but will require a minor amendment to allow for a 6-storey built form at this site, an increase from the 4-storey maximum currently supported in the ARP.



### 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 provided local area organizations, surrounding area residents and the broader community with multi-channel opportunities to learn more about the 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 was supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage, an e-newsletter, a community newsletter advertorial in the Parkdale Post sent to ±1,525 nearby homes, and detailed project information brochures hand delivered to ±1,600 addresses within 1km of the project site. Key application materials were also shared directly with the local area Ward 7 Councillor's Office, Parkdale Community Association (CA), and nearby businesses with opportunities to share feedback, find out more about the project and meet with the project team. This resulted in separate meetings with the Parkdale CA (Dec. 13 and Mar. 6), Ward 7 Office (Dec. 15) and local business members (Jan. 23). An online information session was held on Jan. 17, 2024 to introduce the project and invite feedback from community members and groups. The online information session was advertised through the custom on-site signage, hand-delivered mailers, e-newsletter, community newsletter advertorial and the project website, and invitations were also shared with the local area Ward Councillor's Office and Community Association. There were 23 attendees present during the Information Session.

Once our outreach process closed and we approached key decision points in the application process, an *Applicant-led Outreach Summary* was shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlighted 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 were 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 were 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 was 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 affordable 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 Village Block (3416 3 AV NW).