



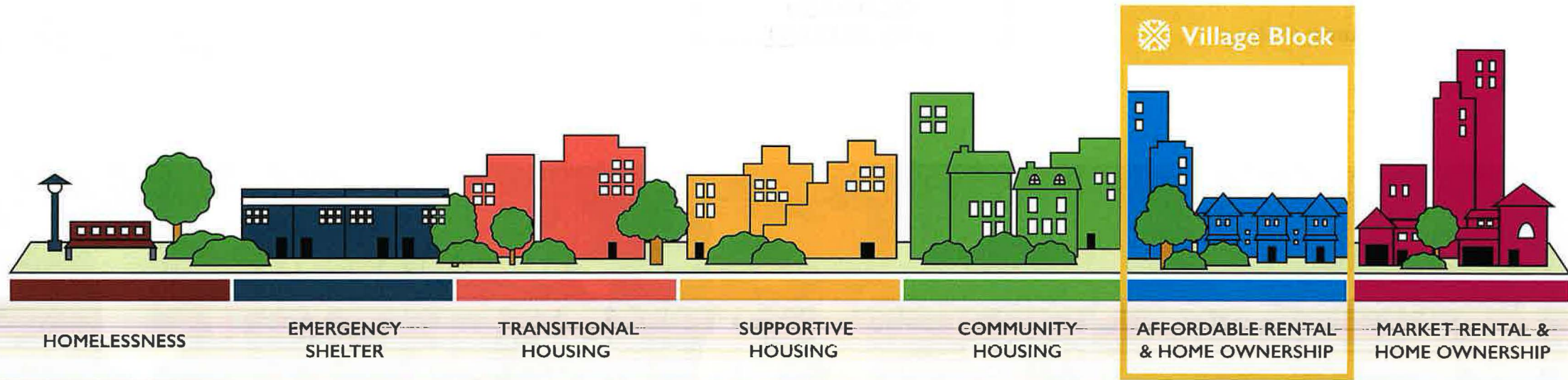
Village Block at 3416 3 AV NW

May 7, 2024 Public Hearing
LOC2023-0412, CPC2024-0338

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.17 CPC2024-0338
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

Project Team





Non-Market Housing for Who?

Tenant Income Eligibility

- Annual Combined Household Income to not exceed 65% of Calgary Median Income (\$64,545)
- For reference, starting salaries in Calgary for:
Nurse \$72,800 / Elementary School Teacher \$48,006 / Firefighter \$75,004 (Source: Gov. of Canada)

Estimated Rental Rates

- Mixed rate building with rents averaging <63% of Median Market Rent (average of ±\$790 per month for all units)

40-year term
Housing Agreement with
City of Calgary
&
Liberty as
owner-operator



Proposed Development

- **Building Height:** 26m / 6 storeys
- **Homes:** Total of 57 Homes
 - » Mix of 1 & 2 bedrooms
 - » 12 accessible units
- **Parking:** Total of 47 Stalls
 - » 39 Resident Stalls (0.68 / unit)
 - » 5 Visitor Stalls (0.10 / unit)
 - » 2 Commercial Stalls
 - » 1 Loading Stall
- **Bicycle Parking:** 30 Class 1 & 6 Class 2 stalls
- **Amenity Space:** 285m² (5m²/unit)
- **Commercial:** 5 retail units (total of 250m²)



Building Performance & Accessibility Obligations

Building Performance

- >50% reduction in energy consumption and GHG emissions relative to the National Energy Code for Buildings NECB 2017
- Green Building Priority Stream

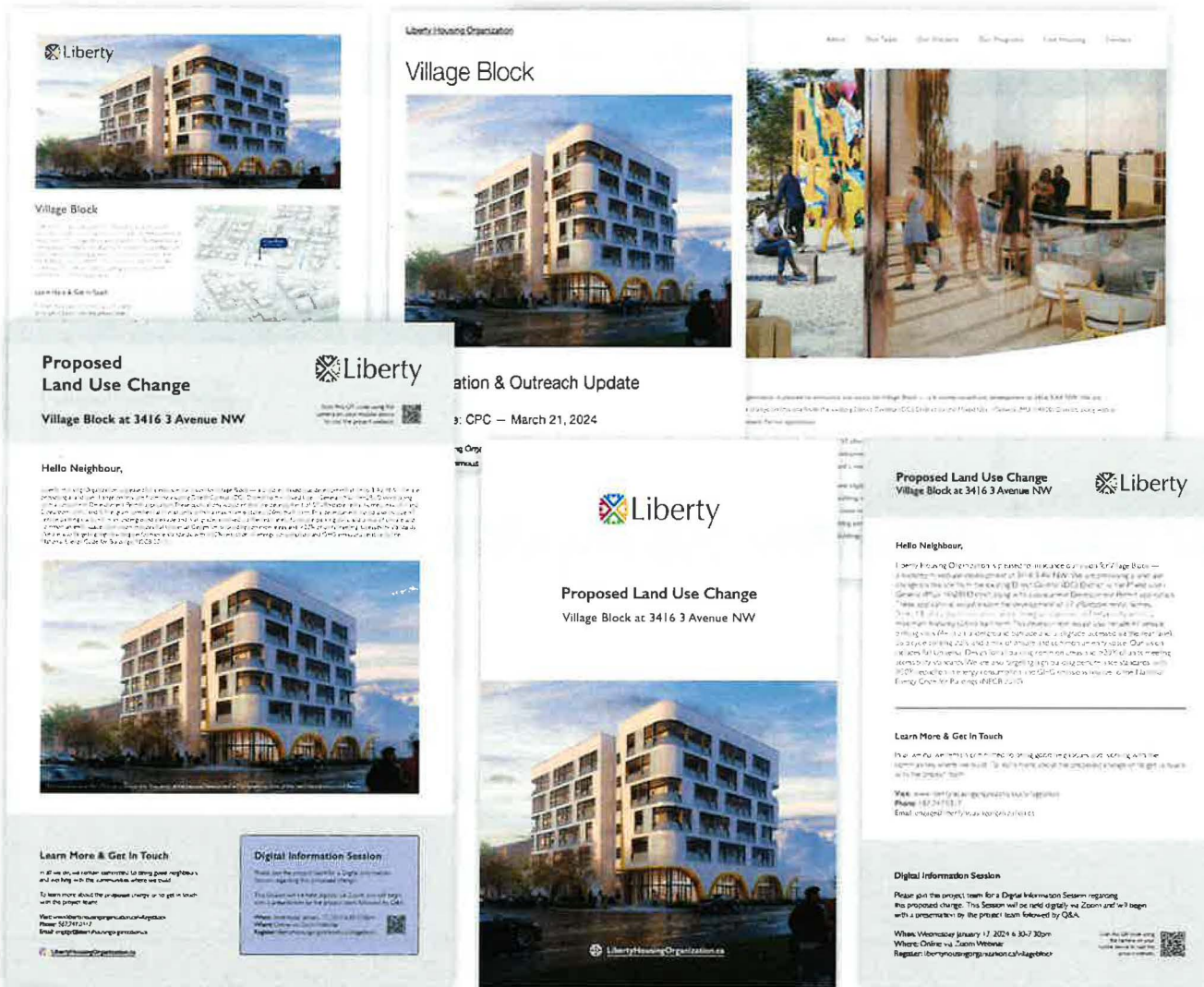
Accessibility

- Full Universal Design for all building common areas
- >20% of units to meet accessibility standards defined in the Alberta Building Code and by the CMHC

Parkdale Post Newsletter Ad

E-Newsletter

Dedicated Project Website



On-Site Signage

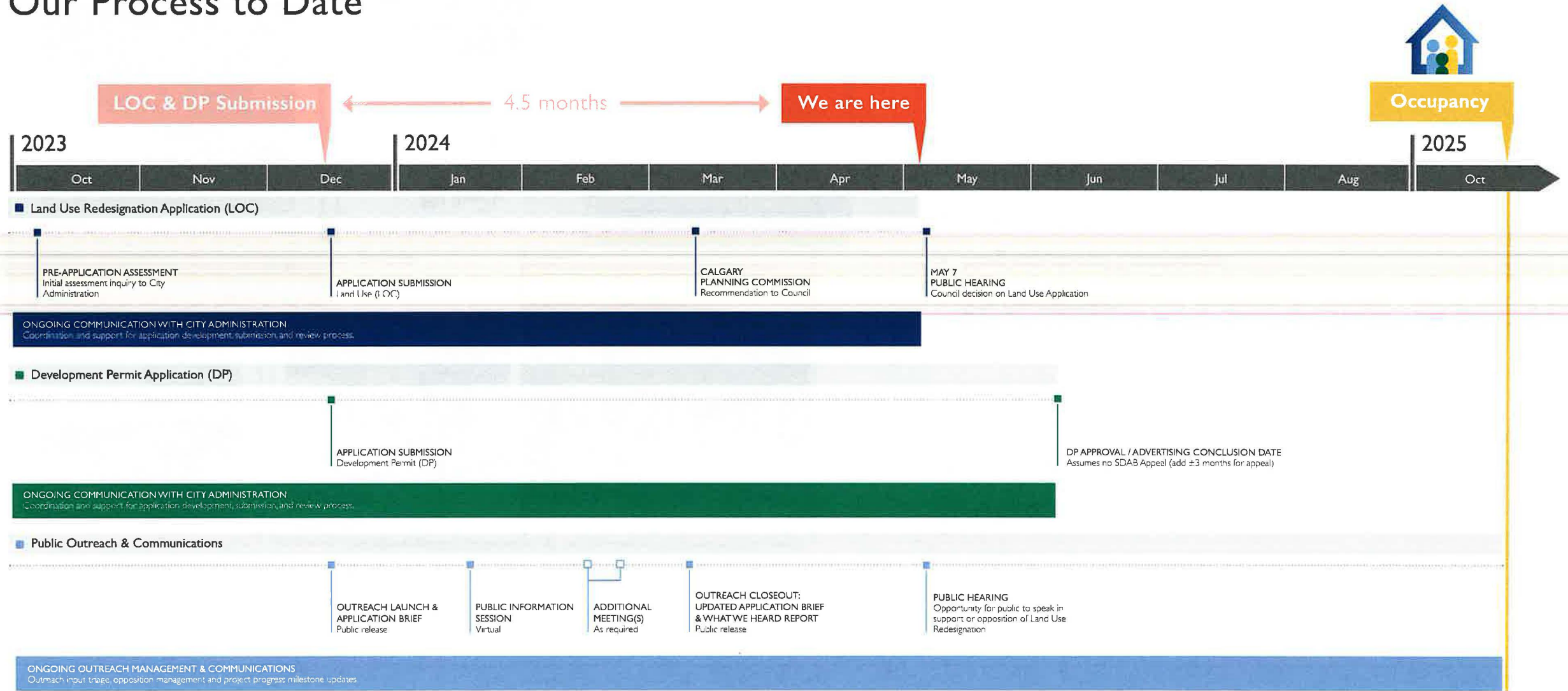
Neighbour Letter

Outreach Approach & What We Heard

Feedback Themes

- Site Revitalization
- Neighbourhood Commercial
- Density
- Building Height
- Traffic & Pedestrian Safety
- Vehicular Parking
- Policy Alignment
- Affordability

Our Process to Date





Application Summary

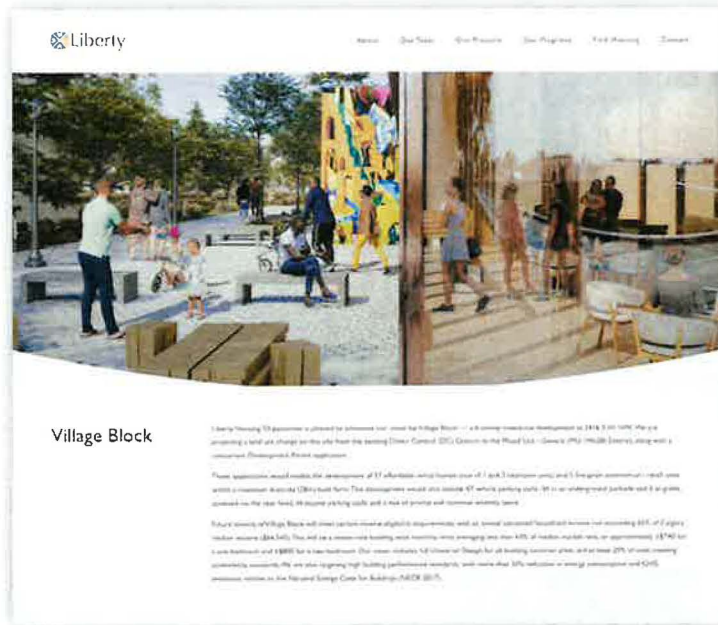
- Land use change from DC (based on M-X2) to MU-1f4.0h28
- Amendment to Parkdale Neighbourhood Activity Centre ARP to allow for increase from 4 to 6 storey building height
- 6-Storey Mixed-Use Development
- 5 Neighbourhood-Scale Commercial / Retail Units

57 Affordable Rental Homes



Supplementary Slides

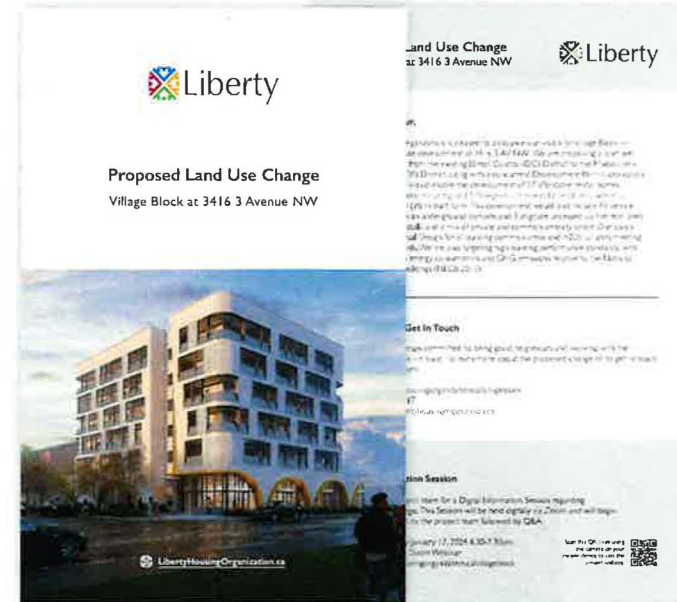
Dedicated Project Website



On-Site Signage



Neighbour Letter



Parkdale Post Newsletter Ad



Outreach Approach

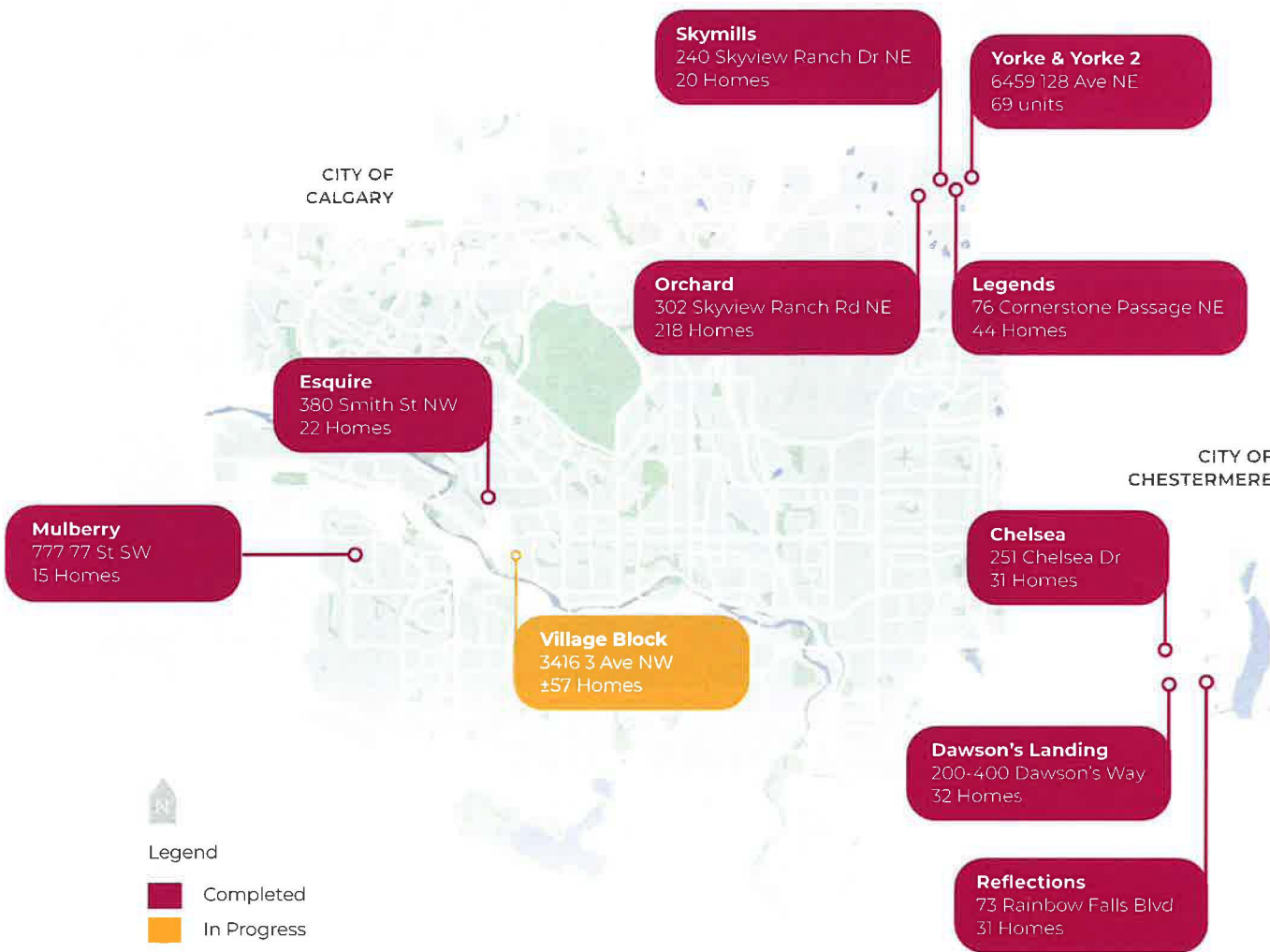
- ±1,600 NEIGHBOUR LETTERS (1 KM RADIUS)
- ON-SITE SIGNAGE
- PROJECT MEMO & MEETINGS (PCA, WARD 7 OFFICE)

- OUTREACH EMAIL INBOX & CORRESPONDENCE
- OUTREACH PHONE LINE & TEAM RESPONSES
- PARKDALE POST NEWSLETTER ADVERTORIAL

- NEARBY BUSINESS OWNER MEETINGS
- E-NEWSLETTERS
- DETAILED OUTREACH SUMMARY
- DEDICATED PROJECT WEBSITE
- DIGITAL INFORMATION SESSION (JAN 17 2024)

Site Context





Liberty Projects

LIBERTY HAS PROVIDED

MORE THAN **500**



Attainable & Affordable Homes Since 2015

ON OUR WAY TO DELIVERING

2,500

Attainable & Affordable Homes

WITHIN THE NEXT

5 YEARS

Through Strategic Partnerships

Office Consolidation
2016 June



Parkdale Neighbourhood Activity Centre

AREA REDEVELOPMENT PLAN

calgary.ca | call 311



Change Applications Required

Land Use & Development Permit Applications

- Change from DC based on MX-2 to the MU-1f4h28 District

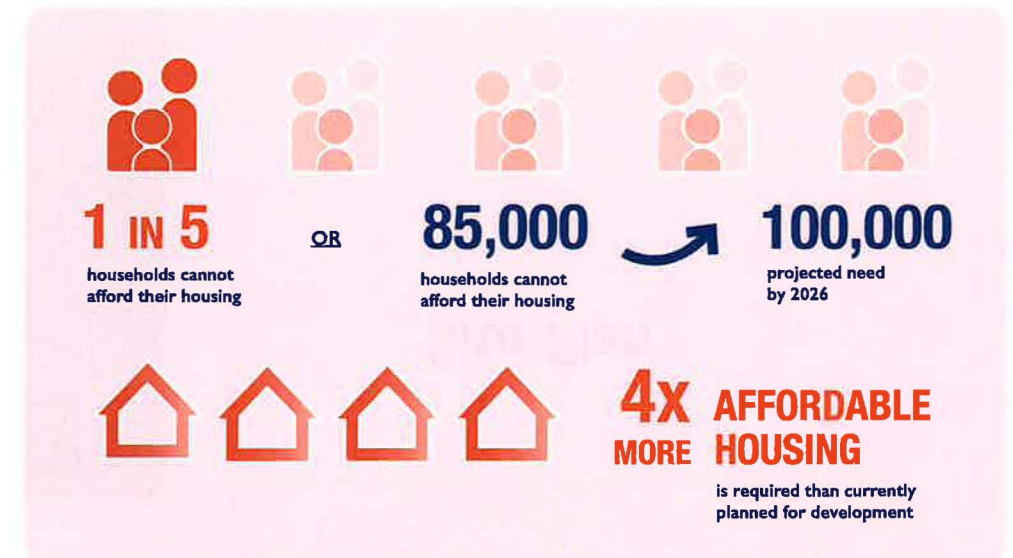
Parkdale Neighbourhood Activity Centre ARP Amendment

- Aligned as currently within the Mixed-Use - Active Ground Floor Urban Form Category
- Requires a minor amendment to enable a 6-storey building

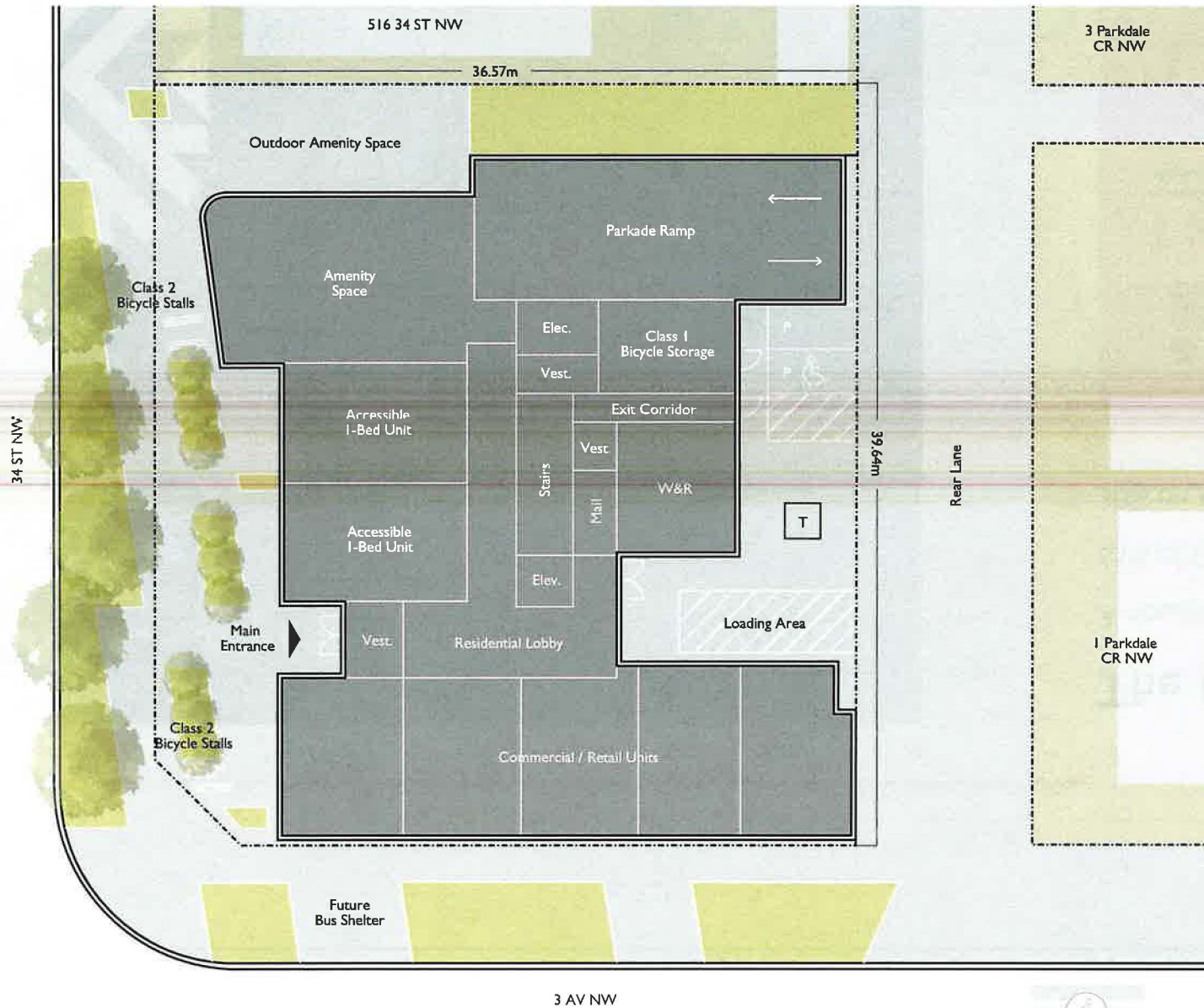


The Need

A household is in need of affordable housing when it earns less than 65% of Calgary's median income and spends more than 30% on shelter (City of Calgary).



Source: City of Calgary Housing Needs Assessment 2023



Site Plan



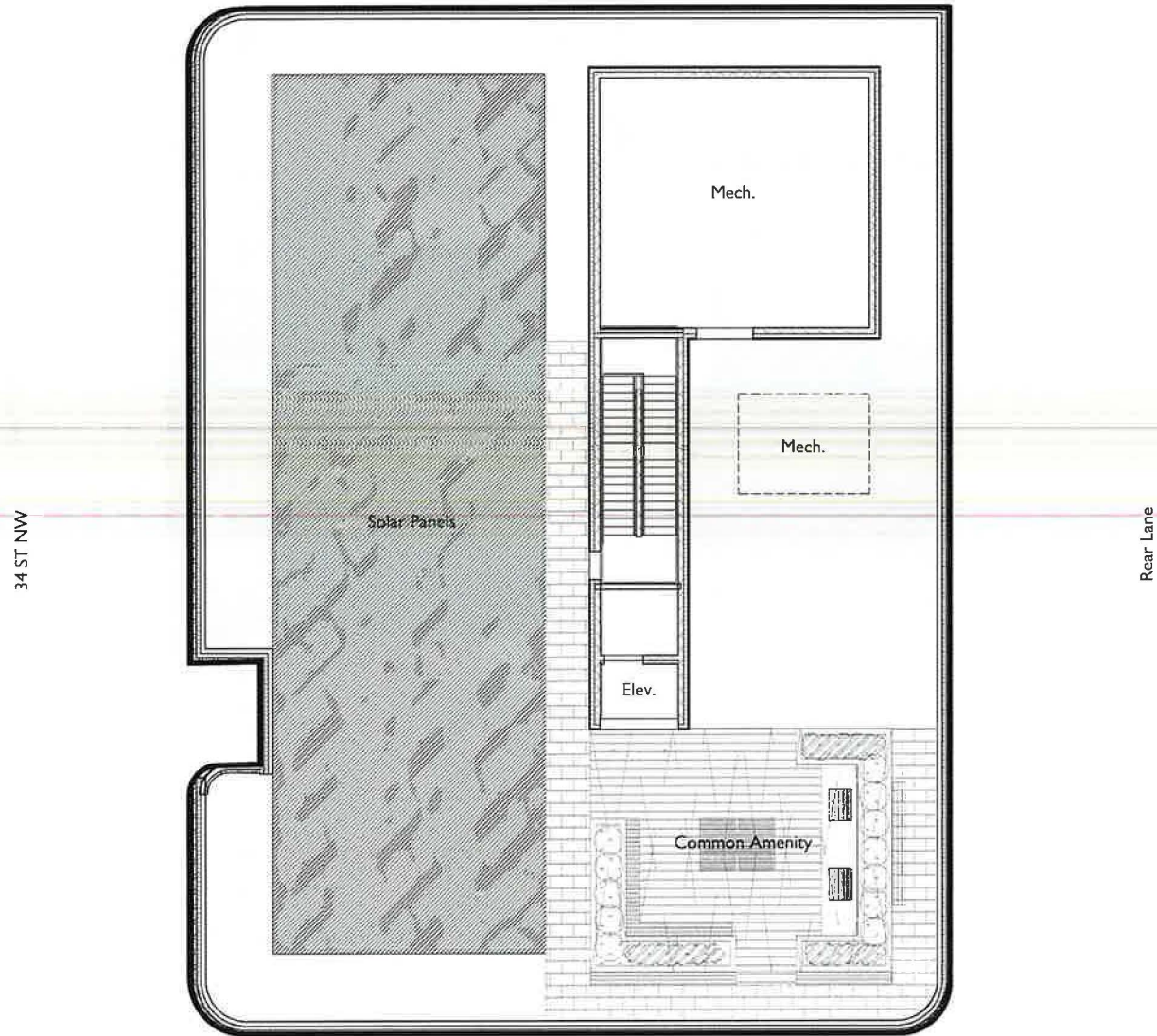


Typical Floor Plan Levels 2-6

Unit Types

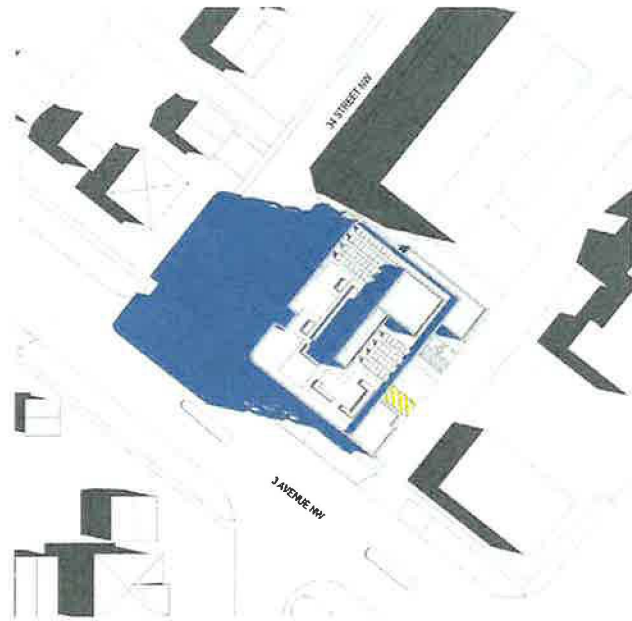
- 1 Bed & 1 Bath (±450ft²)
- 1 Bed + Den & 1 Bath (±550ft²)
- 1 Bed & 1 Bath Accessible (±650ft²)
- 2 Bed & 2 Bath (±700ft²)

Rooftop Plan

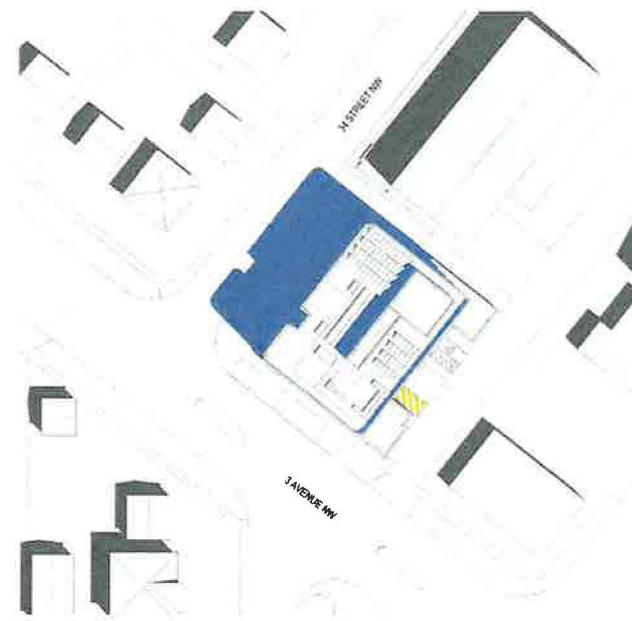


3 AV NW

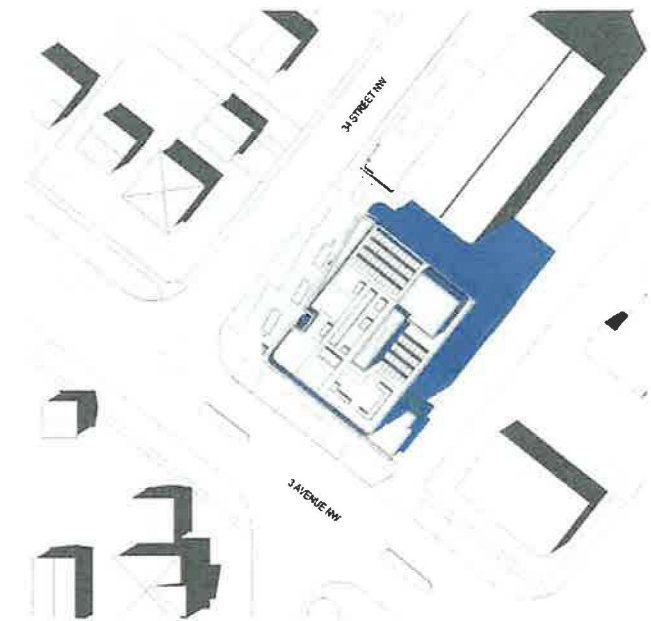
Shade Study Summer Solstice (Jun. 21)



10:00am



12:00pm



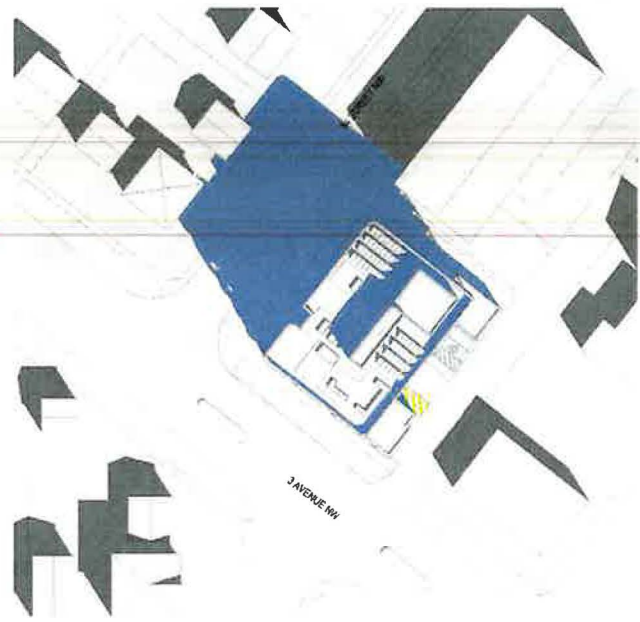
4:00pm



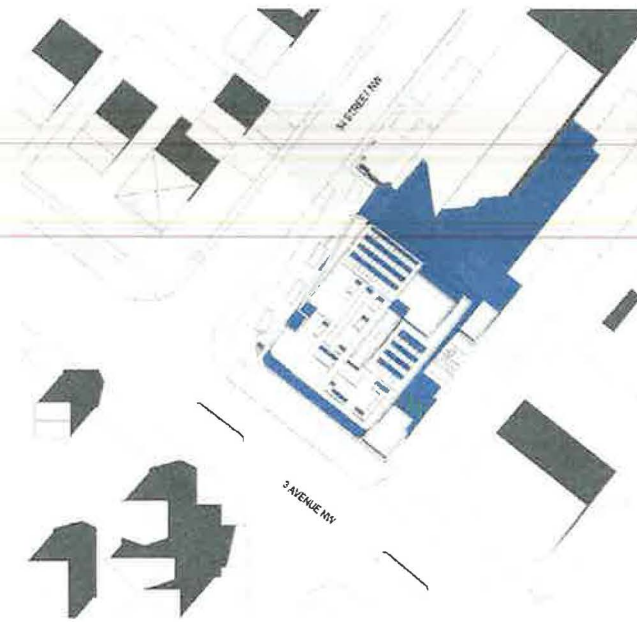
Shade Study

Spring / Fall Equinox (Mar. / Sept. 21)

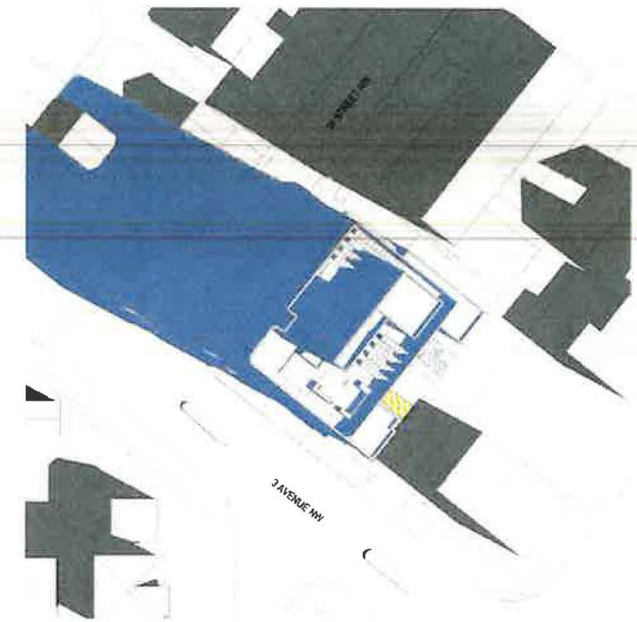
New Shade ●



10:00am



12:00pm



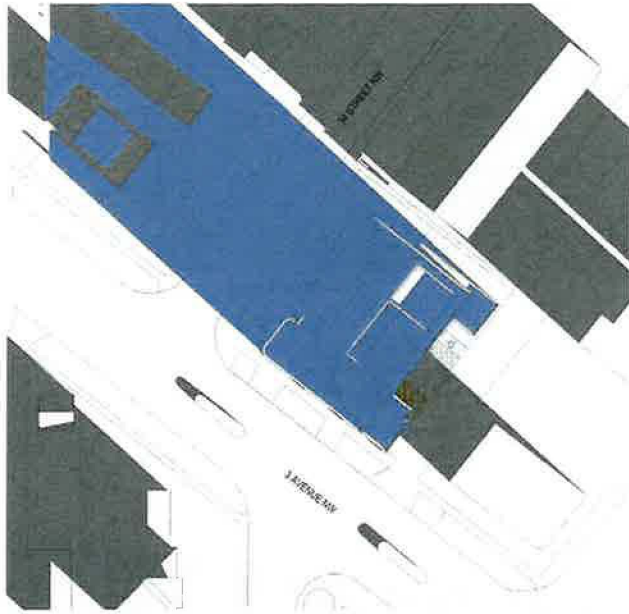
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Shade Study

Winter Solstice (Dec. 21)

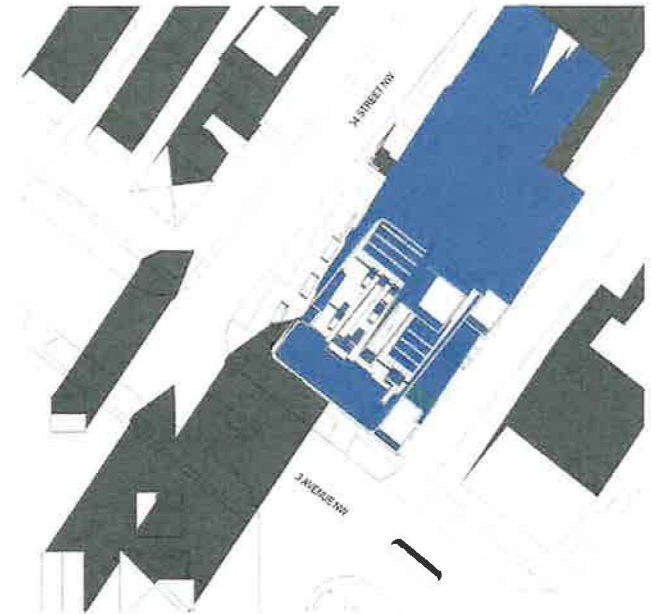
New Shade ●



10:00am



12:00pm



4:00pm



bunt associates

4. ACTIVE TRANSPORTATION

4.1 Pedestrians

Pedestrian infrastructure within the study area is illustrated in Figure 4.1. A review identifies:

- **Sidewalks** – There are no missing links impacting connectivity in the area. Frontage public realm improvements will be constructed as part of the development.
- **Crossings** – A controlled crossing (overhead flashing) of 3 Avenue NW is available adjacent to the site at 34 Street NW (east).

Figure 4.1 Pedestrian Network

LEGEND

- Overhead Controlled Crosswalk
- Marked Crosswalk
- Bus Stop

3416 3 Avenue NW | Transportation Impact Assessment | V2
Project No. 02-23-0160 | January 2024

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Active Transportation Transportation Impact Assessment

Pedestrian Network

- No missing sidewalk links impacting connectivity
- No safety concerns related to the network were identified
- A controlled crossing (overhead flashing light) is directly adjacent to the site along 3 AV NW

Cycling Network

- Site is one block from Bow River Pathway
- Within two blocks of on-street bikeways

bunt associates

4.3 Transit

Transit services are provided on 3 Avenue NW. Bus shelters are provided for both westbound and eastbound stops. The westbound bus shelter currently located on the site will be relocated to the boulevard as part of the development. The existing area transit network is illustrated in Figure 4.3 and summarized Table 4.1.

Figure 4.3: Existing Transit Service

Route 305 cancelled September 2023.

Table 4.1: Existing Transit Frequency

ROUTE #	Name	DISTANCE TO STOP	FREQUENCY (MINUTES)			
			Peaks	Mid-Day	Evening	Weekend
1	Bowness - Forest Lawn	0-50m	11	22	22	22
40	Crowfoot - North Hill	0-50m	35	35	35	35

Future Improvements

Calgary RouteAhead identifies 3 Avenue NW as part of the primary transit network. The document also identifies a future West Bow BRT route on 3 Avenue NW. The City has proposed a stop for this future BRT route adjacent to the site.

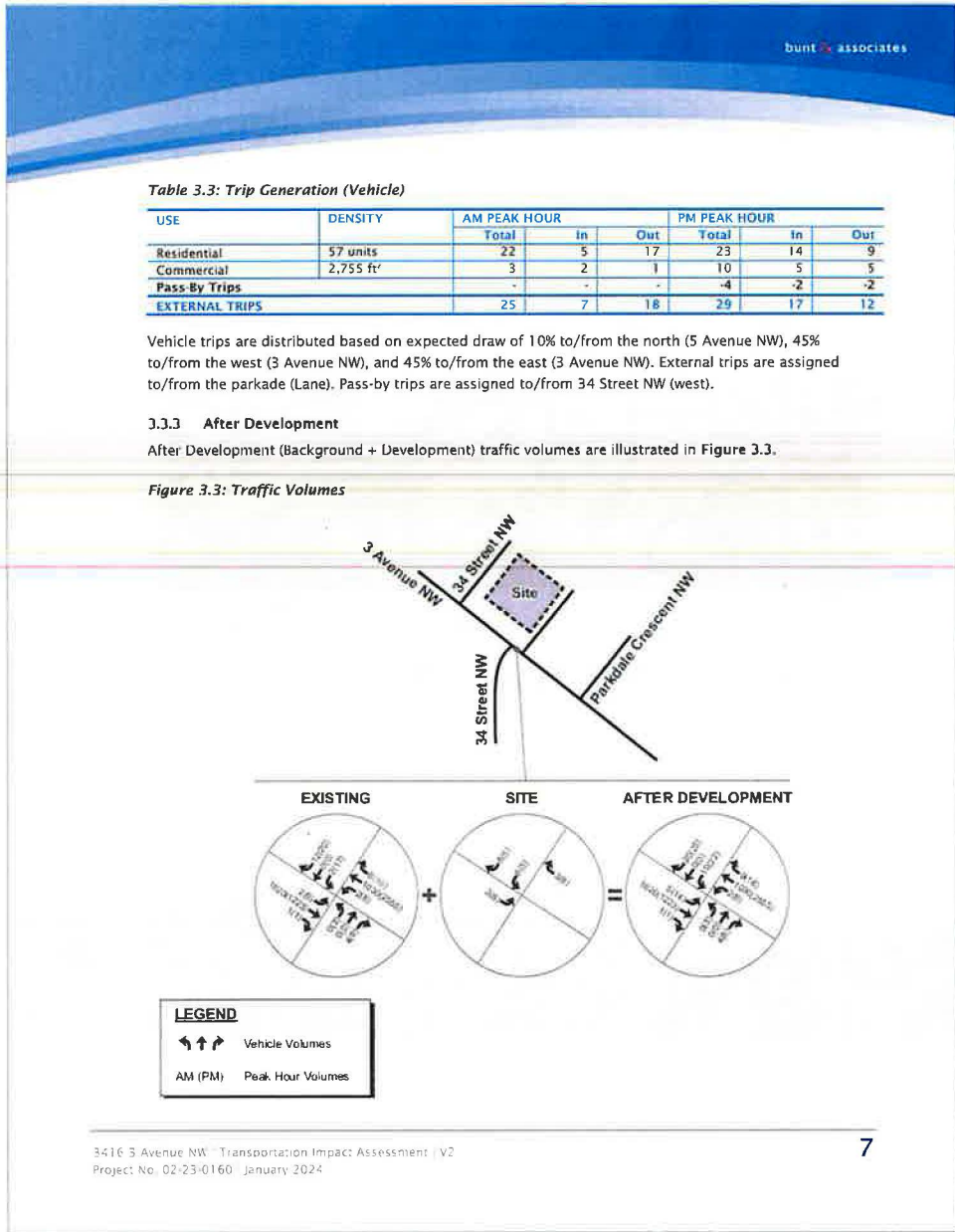
3416 3 Avenue NW | Transportation Impact Assessment | V2
Project No. 02-23-0160 | January 2024

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Transit Transportation Impact Assessment

Public Transit

- Serviced by bus routes 1 and 40 adjacent to site
- Calgary RouteAhead identifies a future West Bow BRT route on 3 Avenue NW with a stop adjacent to the site



Vehicle Traffic Transportation Impact Assessment

Traffic Volume Analysis

- While affordable housing developments generate lower traffic, the analysis was completed using standard multi-family building rates to be conservative.
- Daily traffic on the lane will remain within guidelines. Repaving of the lane frontage will occur as part of the development.
- The development may generate 8 hourly trips during the AM peak hour and 5 hourly trips during the PM peak hour.
- Vehicle volumes on nearby streets will remain within City guidelines.