

Applicant Submission

2024 March 30



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Proposed Land Use Change Applicant Summary

Project Location: 206 26 AV SW

Existing Land Use: Multi-Residential – High Density Medium Rise (M-H2) District

Proposed Land Use: Multi-Residential – High Density High Rise (M-H3f8.5h56) District

APPLICATION SUMMARY

On behalf of Urban Capital, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 206 26 AV SW from the existing Multi-Residential – High Density Medium Rise (M-H2) District to the Multi-Residential – High Density High Rise (M-h3f8.5h56) District, in support of active Development Permit (DP2024-03130) and Minor Policy Amendment (LOC2024-0094) applications. The proposed land use change and development vision will deliver much needed new housing options on a strategically located vacant site in the inner city community of Mission.

The proposed change is required to accommodate a higher maximum Floor Area Ratio (FAR) and maximum building height than allowed by the current M-H2 District, based on unique site conditions and the requirement for additional ground floor height to accommodate flood mitigation measures. The proposed development scale is fully aligned with the policies of the *Mission Area Redevelopment Plan*, which specifically support high density multi-residential development of up to 17 storeys at this location. To ensure alignment with the ARP's scale policy, the proposed M-H3 District features a maximum building height modifier of 56.0m, consistent with the 15-storey building design of the supporting Development Permit application.

Given the age of the ARP, a supporting site-specific Minor Policy Amendment to the *Mission Area Redevelopment Plan* is required to accommodate multi-residential development where intensity is measured by floor area ratio instead of a maximum unit density to provide greater flexibility in building design, unit size and number. The use of a maximum floor area ratio is a more contemporary and progressive approach to regulating building intensity that focuses on the ultimate form of a building instead of the total number of units within. No other changes are proposed.

WHAT IS PROPOSED?

River Club – Urban Capital's first project in Calgary – is an architecturally significant 15-storey multi-residential condominium building at the corner of 26 AV and 1 ST SW, directly across from the Elbow River Regional Pathway system and steps away from multiple frequent transit routes and the 4 ST SW Neighbourhood Main Street. Key project details are provided below:

Building Height: 15 storeys / 56.0m (56.0m maximum building height)

Building Floor Area Ratio: 8.4 (8.5 maximum Floor Area Ratio)

Number of Buildings: 1 (60% maximum lot coverage)

Residential Unit Count & Mix: 136 Units (92 one-bedroom, 36 two-bedroom, 8 three-bedroom)

On-site Vehicle Parking: 63 within an underground parkade (0.469 stalls / unit, with a 25% reduction for LRT proximity)

On-site Bicycle Storage: 136 secure Class-1 bike stalls (1.0 stalls / unit) & 14 outdoor Class-2 bike stalls (0.1 stalls / unit)

To provide Council, The City of Calgary, surrounding area residents, and the general public with detailed information about the proposed development vision, the project team has prepared and submitted a comprehensive Development Permit application (DP2024-03130) that outlines the key building and site design details. A summary of the Development Permit application is available online for review and comment at: <https://developmentmap.calgary.ca/?find=DP2024-03130>



PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristic, strategic location, and the character and scale of surrounding area development. Key supporting site characteristics are summarized below:

Corner Location: The project site is located on a corner parcel, allowing the proposed development to enhance both fronting streets (26 AV and 1 ST SW) with landscaping and other architectural features which reflect existing residential design and streetscape patterns.

Higher Activity Street: The project site is located on 26 AV SW, a higher order Collector class street that connect key area destinations and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: The project site is within 400m (± 5 min. walk) of Route 3 primary transit service and Routes 17 & 449 local transit service on 4 ST SW, and within 800m (± 10 min. walk) of Route 10 & 30 local transit service and the Red Line Erlton Stampede LRT Station. The availability of multiple frequent transit 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 Streets: The project site is located within 400m (± 5 min. walk) of the 4 ST SW Urban Main Street, a municipally-identified corridor for future growth and change.

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 the Elbow River regional pathway, Elbow Island Park, William Aberhart Park, Goose Park, Mok'ntsis Park, Erlton Park, Lindsay Park, Cliff Bungalow Off Leash Area, Cliff Bungalow-Mission Community Association, and the MNP Community & Sports Centre. Dedicated high quality cycling infrastructure along 26 AV SW and 2 ST SW allows for even easier access to some of these destinations.

Nearby Multi-Unit Development: The project site is situated within a context other higher scale multi-residential and mixed-use developments, allowing the proposed development vision to blend with and complement the scale of surrounding area buildings.

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.

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the *Mission Area Redevelopment Plan (ARP, 2006)*, and falls within the "High Density Residential" land use policy area, supporting high density multi-residential development of up to 17 storeys, in alignment with the proposed 15-storey scale of River Club. Given the age of the ARP, a site-specific Minor Policy Amendment to the ARP is required to accommodate multi-residential development where intensity is measured by floor area ratio instead of a maximum unit density to provide greater flexibility in building design, unit size and number. The use of a maximum floor area



ratio is a more contemporary and progressive approach to regulating building intensity that focuses on the ultimate form of a building instead of the total number of units within. No other changes to the ARP policy are proposed.

APPLICANT-LED OUTREACH

CivicWorks and Urban Capital 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.

Urban Capital and the broader project team began pre-application discussions and outreach for River Club in March of 2024, including information sharing and meetings with both the Cliff Bungalow - Mission Community Association and the Ward 8 Councillor's Office to discuss the fundamentals of the proposed development vision and gather early feedback.

In addition to providing opportunities for early feedback, each application CivicWorks undertakes is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and notices delivered to residents living $\pm 200\text{m}$ 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, 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 ask for your support for application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing River Club (206 26 AV SW).