

# Applicant Submission



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## Proposed Land Use Change Applicant Summary

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Project Location: 635 50 AV SW (WP635)  
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 Arlux Construction Ltd., CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 635 50 AV SW 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 Windsor Park. Arlux Construction Ltd. will develop the proposed project using the Canada Housing & Mortgage 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 stacked townhouse development is proposed. A summary of key project details is included below:

- Building Height: 3 storeys (10-11m maximum building height)
- Residential Buildings: 2 (60% maximum lot coverage)
- Residential Units: 4 (4 larger 2-3 bedroom upper townhomes and 4 smaller 1 bedroom secondary suites)
- Vehicle Parking Stalls: 4, contained within a carport (0.5 parking stalls / unit)
- Secure Bike / Scooter / Stroller Storage Units: 4 (1 / unit without an assigned vehicle parking stall)
- Resident Amenity Space: 6.5m wide interior common courtyard (6.5 minimum width)

The development vision for 635 50 AV SW will inform a Development Permit (DP) application that will be submitted by the project team in the following months, which 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 mid-to-high-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.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft<sup>2</sup>), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- 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 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 organized waste and recycling collection from the lane.

**Higher Activity Street:** The project site is located on 50 AV SW, a higher order Neighbourhood Boulevard that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

**Nearby Transit Service:** The project site is within 200m (~3 min. walk) of Route 3 primary transit service on Elbow DR SW, and 500m (~6 min. walk) of Route 81 local transit service on 4 ST SW. 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 Commercial/Employment Opportunities:** The project site is within 130m (~2 min. walk) of the Britannia Plaza Neighbourhood Activity Centre which contains various office and retail businesses including a Sunterra grocery store and Lina's Italian Market. This local Neighbourhood Activity Centre has a wide variety of commercial and employment opportunities, accessible by active transportation and transit.

**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 Windsor Park, Windsor Park Community Association, St. Anthony School, Elboya Elementary and Middle School, Elboya Park, Crescent Park, Calgary Golf & Country Club, and Riverdale Park. Nearby cycling infrastructure along 5 ST SW allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The project site is located within 50m of other examples of recent R-CG developments at 701 50 AV SW and 5115 6 ST SW, and is within 130m of the Windsor (744 51 AV SW), a 6-storey condominium tower, 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 50 Avenue SW Area Redevelopment Plan (2013), and falls within the "Residential 50 Avenue SW Neighbourhood Corridor" policy area, which encourages a variety of building forms including but not limited to: stacked townhouses, townhouses/rowhouses, semi-detached, and low-profile residential apartment buildings. The proposed development vision is aligned with the 50 Avenue SW Area Redevelopment Plan, providing a townhouse typology with Secondary Suites and individual at-grade entrances.

#### **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 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 City of Calgary application notice signage is posted on site, 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*, the *50 Avenue SW Area Redevelopment 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 WP635 (635 50 AV SW).