



**1007 6 Avenue SW**

**Land Use Redesignation – Public Hearing**

**October 8, 2024**

**AHC** O2

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# Attainable Homes Calgary

Created and owned by The City of Calgary, Attainable Homes Calgary builds non-market attainable housing on development-ready land.



Since 2009, Attainable Homes Calgary has helped over **1,100 Calgarians** and their families attain the dream of homeownership.



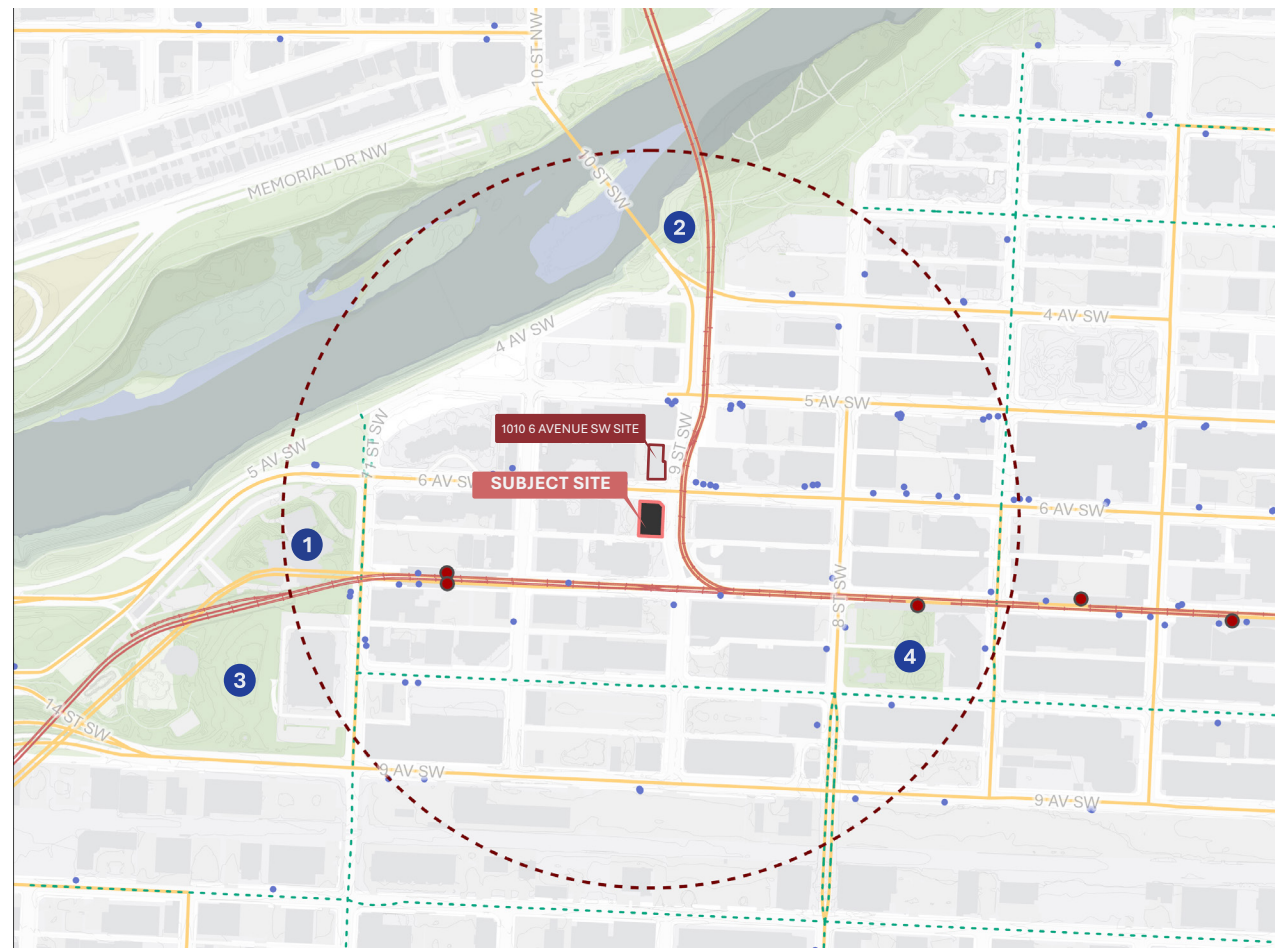
AHC is now offering **70 attainable rental units** in an apartment building currently under construction, located directly adjacent to the site at 1010 6 Avenue SW.

# Site Context

The subject site is a vacant parcel located along 6 Avenue SW, west of the LRT tracks near 9 Street SW and south of 5 Avenue SW.

- The surrounding area includes a mix of high- and medium-density mixed-use buildings and several commercial office towers
- The site is highly accessible by public transit, situated 350 metres from the 8th Street LRT station and 250 metres from the Downtown West-Kerby LRT station.
- It is also well-served by bus routes along 6 Avenue SW and 5 Street SW, with nearby on-street cycling routes on 8 Avenue and 7 Street SW.
- Key nearby amenities include Cowboys Park, Contemporary Calgary, the Bow River Pathway, and several commercial and employment hubs throughout Downtown.

Site Context - Amenities, Public Transit, & Active Transportation



Bus Routes On-Street Cycling Lane LRT Lines Bus Stop LRT Stop

Amenities

- 1 Contemporary Calgary 2 Bow River Pathway 3 Cowboys Park 4 Century Gardens

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# Application Overview

This application proposes a Direct Control District based on the CC-MH Centre City Multi-Residential High Rise District, with the following key objectives:

## Support Calgary's Housing Strategy:

- The application supports multiple objectives of Calgary's Affordable Housing Strategy, including the incorporation of Multi-Residential Development as a permitted use.

## Provide Affordable Housing:

- All units will be allocated to individuals earning less than 50% of Calgary's Area Median Income (AMI)

## Enable Efficient Construction:

- The project will utilize ATCO's modular construction product to ensure faster, cost-effective, and high-quality affordable housing.

Conceptual Rendering - Subject to Change



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# Policy Framework



## Municipal Development Plan (MDP)

- The site is regulated by the MDP and is designated as a **Greater Downtown Activity Centre**, emphasizing business, living, and entertainment.
- This designation encourages higher residential density on underutilized parcels, especially those with strong transit and active transportation connections.
- Aims to create inclusive communities by supporting diverse housing options, including below-market units, for a vibrant, accessible downtown.



## Calgary Housing Strategy (CHS)

- The housing strategy aims to increase housing in Calgary by utilizing underused city land and fostering partnerships to deliver affordable housing.
- Advocates for Multi-Residential as a permitted Use to support the efficient construction of affordable housing
- Supports proximity to transit and infrastructure, enhancing access to employment and community amenities.
- Emphasizes strategic partnerships, such as with Attainable Homes Calgary, to provide housing for moderate-income residents and fulfill key CHS objectives.

# Land Use Redesignation

A land-use redesignation application is required to facilitate the desired affordable multi-residential development.

## Existing Land Use

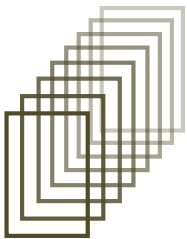
Direct Control 10D2012 (DC)

## Proposed Land Use

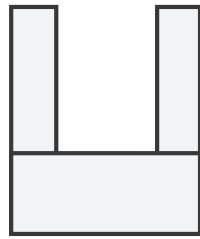
Direct Control based on Centre City Multi-Residential High Rise District (CC-MH)

- Required to implement 'Multi Residential Development' as a permitted use, subject to specific design criteria.

### PROPOSED: DC based on CC-MH

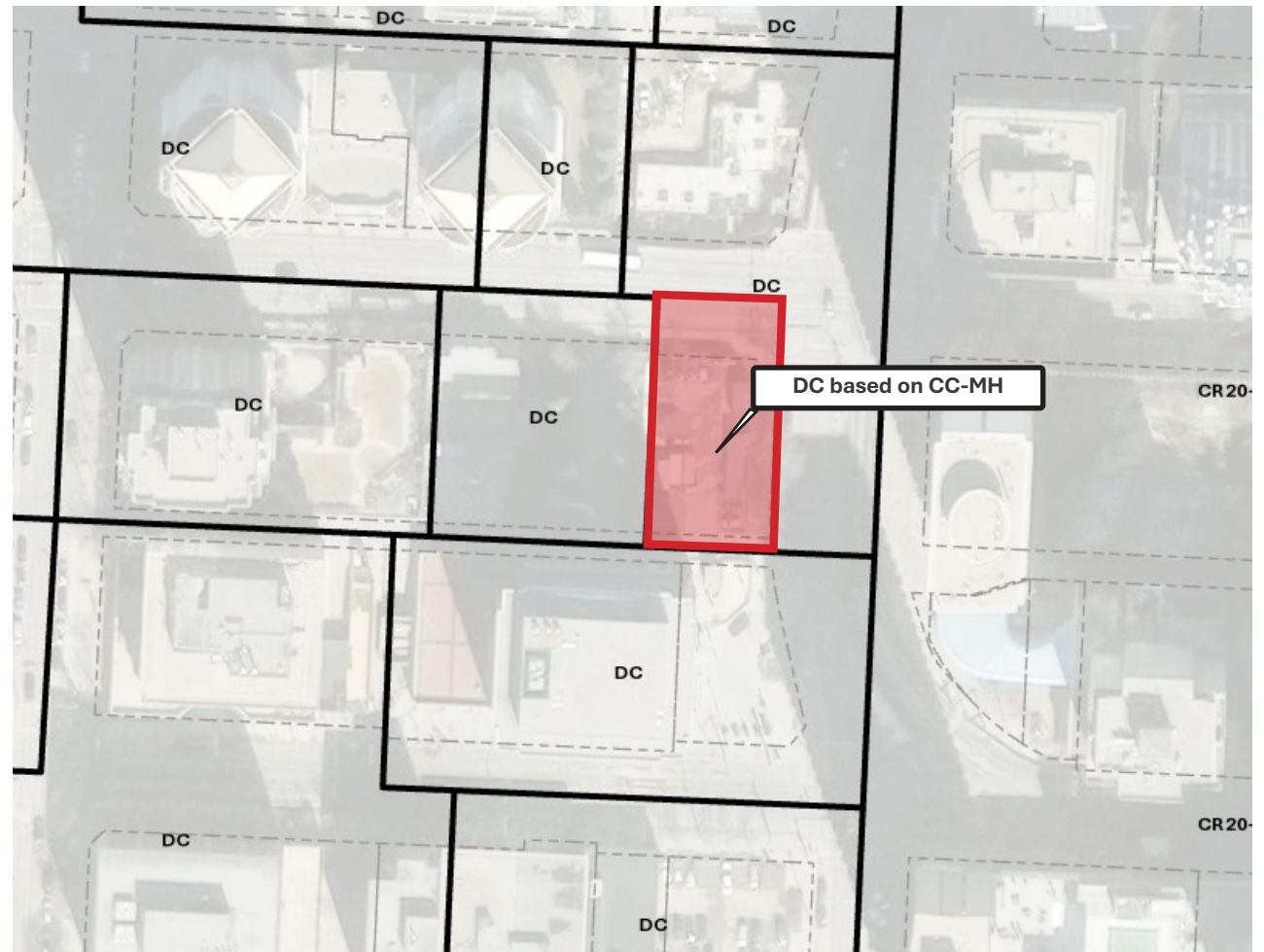


**DENSITY:**  
5.0 FAR



**BUILDING HEIGHT:**  
No maximum

Proposed Land Use



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# Application Overview



**Advances Calgary's Affordable Housing Strategy**

**Several key action items are directly incorporated into this land use redesignation application.**



**Addresses 'Missing Middle' housing**

**Aligns with the City's objectives of increasing housing supply in established areas, near existing amenities and transit.**



**Consistent with the MDP and Calgary Housing Strategy**

**Provides housing that aligns with the sites MDP designation.**

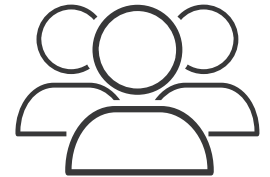
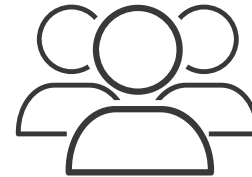


**Appropriate land use district**

**DC based on CC-MH to enable Multi Residential Development as a permitted use.**

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# Application Timeline



May 2024

June 2024

July 2024

August 2024

October 2024

**Land Use  
Application  
Submission**

**Contacted the  
Community  
Engagement**

**City Circulation  
& Application  
Review**

**Calgary  
Planning  
Commission**

**City Council  
Public Hearing**



A faded, grayscale illustration of a city street. The scene shows a wide street with a central lane and a bicycle lane on the right. Tall buildings line both sides of the street, with some trees and a few cars visible. The overall tone is light and airy, with a focus on architectural forms and urban layout.

**Questions?**