

Applicant Submission

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Proposed Land Use Change Applicant Summary

Project Location: 8860 85 ST NW

Existing Land Use: Special Purpose - City and Regional Infrastructure (S-CRI) District

Proposed Land Use: Direct Control (DC) District, based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District

APPLICATION SUMMARY

On behalf of ATCO Land & Development, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 8860 85 ST NW from the existing Special Purpose - City and Regional Infrastructure (S-CRI) District to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District. The proposed land use change and development vision will realize new and much needed ground-oriented housing options in Arbour Lake. The proposed Direct Control District is required to respond to the site's unique context and characteristics, while enabling the use of advanced off-site modular construction to deliver low scale ground oriented townhomes and at-grade Secondary Suites. ATCO and the Applicant team are energized to present a development vision that will deliver market affordable 'Missing Middle' housing on surplus ATCO owned lands using pioneering advanced off-site modular construction methods.

WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed. A summary of key project details is included below:

Building Height: 3 storeys (12m maximum building height)

Residential Buildings: 4 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

Residential Units: 32 (16 larger upper townhome Dwelling Units and 16 smaller at-grade Secondary Suites)

Vehicle Parking Stalls: 32 (16 surface stalls and 16 garage stalls, 1.0 parking stalls / Dwelling Unit or Suite)

Secure Bike / Scooter / Stroller Storage Units: 16

Resident Amenity Space: Two 7.0m wide interior common courtyards (6.5 minimum width)

To provide Council, The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings.

These preliminary plans and concept drawings will inform a supporting Development Permit (DP) application that will be submitted by the project team in the coming weeks, 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 Canadian and Calgary neighbourhoods because it has been historically restricted by 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 in established 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. 450-500ft²).
- 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.

SITE HISTORY

The project site previously operated as one of ATCO's natural gas meter stations. Meter stations measure the amount of natural gas that enters and exits a natural gas pipeline to ensure reliable delivery to area customers. Meter stations also ensure that the natural gas in the line meets pipeline specifications for quality. Due to improvements in distribution and monitoring technology, ATCO no longer requires the legacy meter station and completed decommissioning activities for the facility between September and October of 2021.

ENVIRONMENTAL STUDIES & REMEDIATION ACTIVITIES

Based on the recommendations and findings of a Phase 1 Environmental Site Assessment (Advisian 2017), a Phase 2 Environmental Site Assessment was completed by Ram River Environmental Consultants Ltd. in 2017. The Phase 2 study recommendations required remedial actions to be undertaken to fully decommission the meter station and bring the site up to residential development standards. A Remedial Action Plan was prepared by CH2M HILL in 2018 and Jacobs was then retained by ATCO to complete all remedial excavation and activities on October 5, 2021. Jacobs confirmed the success of remedial activities, as well as absence of impacts in the historical diesel spill area on December 10, 2021 (Remedial Excavation and Test Pitting Summary). Following the completion of remediation activities, the site is ready and safe for residential development.

WHY IS A DIRECT CONTROL DISTRICT REQUIRED?

Given the unique conditions of the site and the specific needs of advanced off-site modular construction methods, a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District is required to facilitate the proposed development vision. Key issues addressed by the custom rules of the proposed DC District include:

- Lack of formal street frontage with only lane access available via Arbour Wood Mews NW;
- Need for an internal private laneway for resident parking access;
- Lack of applicable / suitable stock Land Use Districts within the Land Use Bylaw (eg. Housing - Grade-Oriented); and
- Focus on high quality landscaped common amenity spaces as a key design element;
- Structures produced using advanced off-site modular construction methods do not have basements and are also challenged by the height-chamfer rules of lower-density residential districts such as R-CG.



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 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.

Nearby Transit Service: The site is within ~200m (~3 min. walk) of local bus route 299, and is within ~1km (~20min. walk) of the Crowfoot Red Line LRT Station. The availability of various transit options within walking and cycling distance of the project site provides alternative access to key local and regional destinations like Downtown and the University of Calgary, and helps support vehicle-reduced lifestyles.

Nearby Commercial & Employment Opportunities: The site is within ~500m (~10 min. walk) of Crowfoot Crossing, a *Municipal Development Plan* identified Major Activity Centre – a key node that offers wide variety of commercial and employment opportunities including several grocery stores and is accessible by vehicle, transit and active transportation options.

Nearby Open Spaces & Community Amenities: The site is within a short ~10min. walk of a variety of local area destinations and amenities, including St. Ambrose School, Arbour Lake School, Arbour Lake School Playground, Arbour Lake Residents Association, Arbour Park 29, and the Arbour Lake recreation area. Nearby cycling infrastructure and regional pathway access allows for recreation opportunities and even easier access to local area destinations and amenities.

Nearby Multi-Unit Development: The site is within ~200m of several other examples of similar existing multi-residential housing developments of up to 3-storeys in scale at 950 Arbour Lake Rd NW and 1010 Arbour Lake RD NW, and is within ~350m of several completed and under-construction 6-storey multi-residential developments at 8321 85 ST NW, allowing the future development vision to complement the scale of surrounding area development and provide a sensitive transition to the existing low density residential context.

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the City of Calgary community of Arbour Lake, which does not yet have a Local Area Plan (LAP) in place to provide development guidance for the subject site. In the absence of an LAP, the project team looks to contemporary higher order plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)*.

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 goals and 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* specifically 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]).



APPLICANT-LED OUTREACH

ATCO and the broader project team 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.

This application is supported by a dedicated 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 nearby 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 the area Ward Councillor's Office, community groups, and The City, while also being advertised through custom on-site signage and hand-delivered mailers 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 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 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, referencing 8860 85 ST NW.