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CITY OF ATLANTA
PLANNING DEPARTMENT
OCT 10 2024



1007 6 Avenue SW

Land Use Redesignation - Public Hearing
October 8, 2024

 **AHC** O2

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.

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

OCT 08 2024

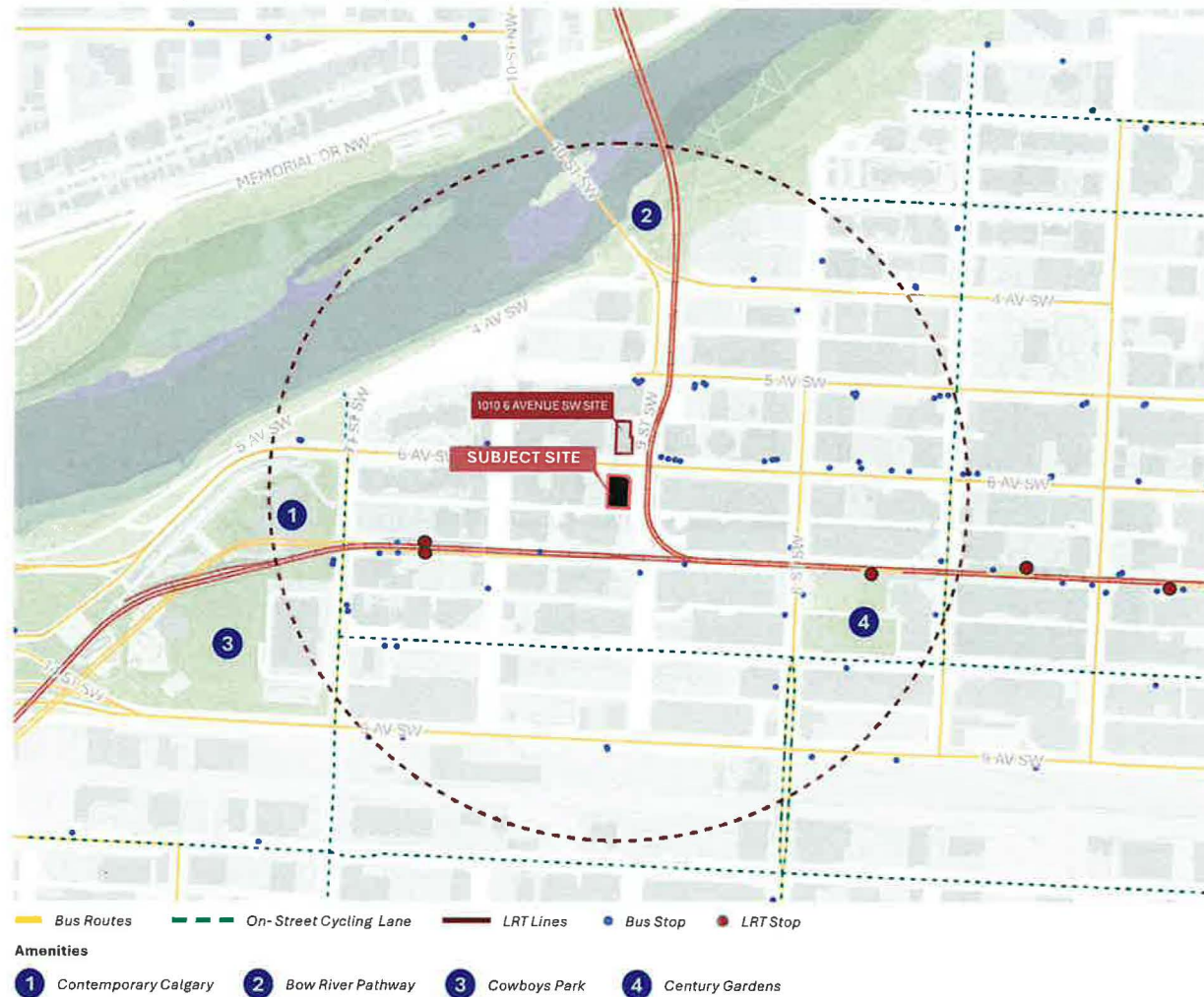
ITEM: 7.2.6 CPC2024-0922
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

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



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



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

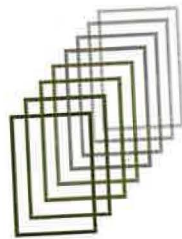
Direct Control 10D2012 (DC)

Proposed Land Use

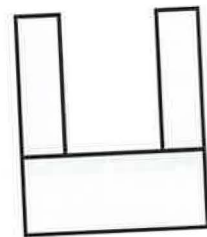
Direct Control based on Centre City Multi-Residential High Rise District (CC-MH)

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

PROPOSED: DC based on CC-MH

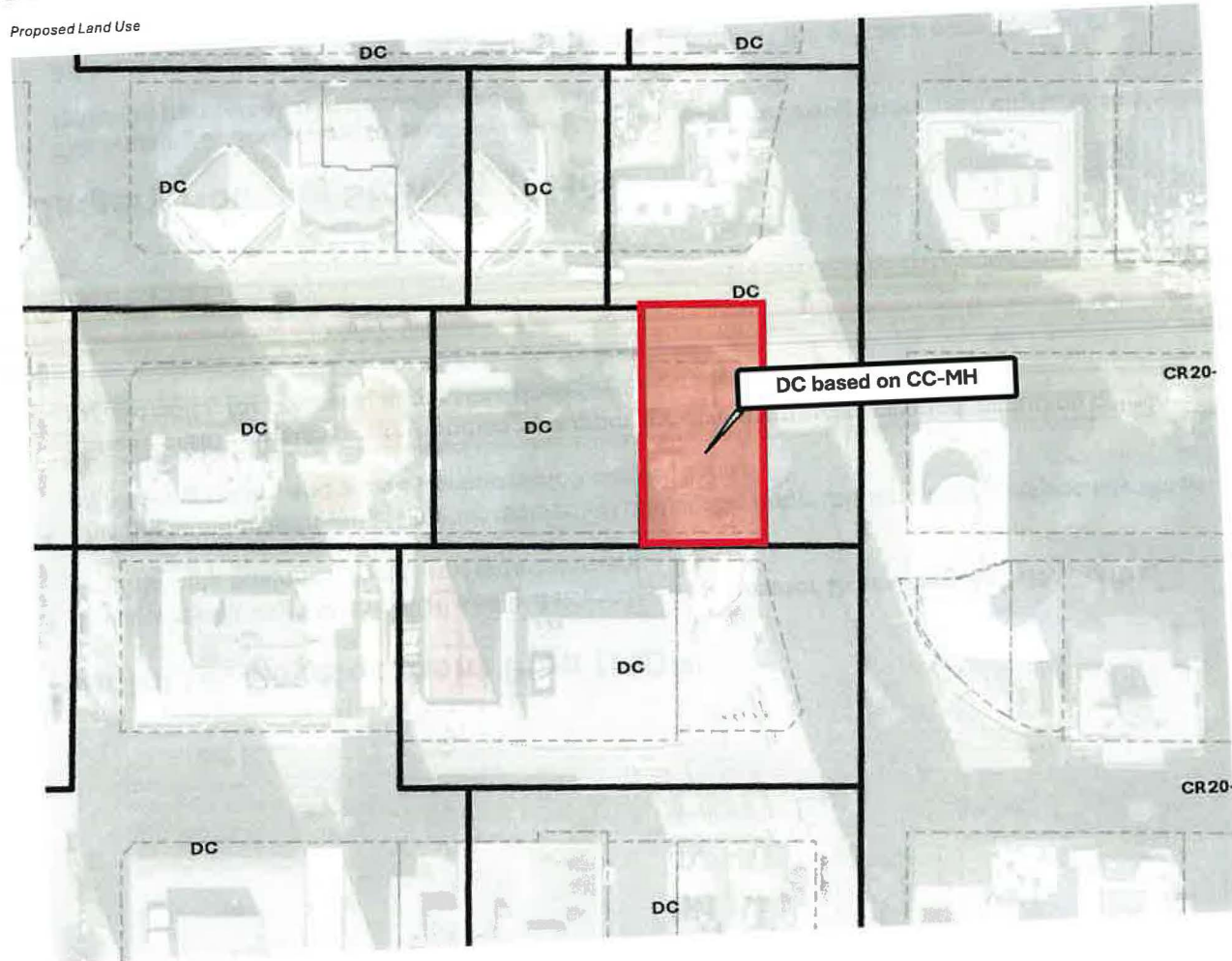


DENSITY:
5.0 FAR



BUILDING HEIGHT:
No maximum

Proposed Land Use

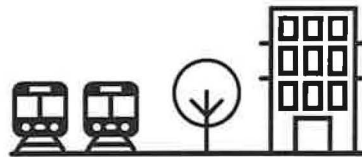


Application Overview



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

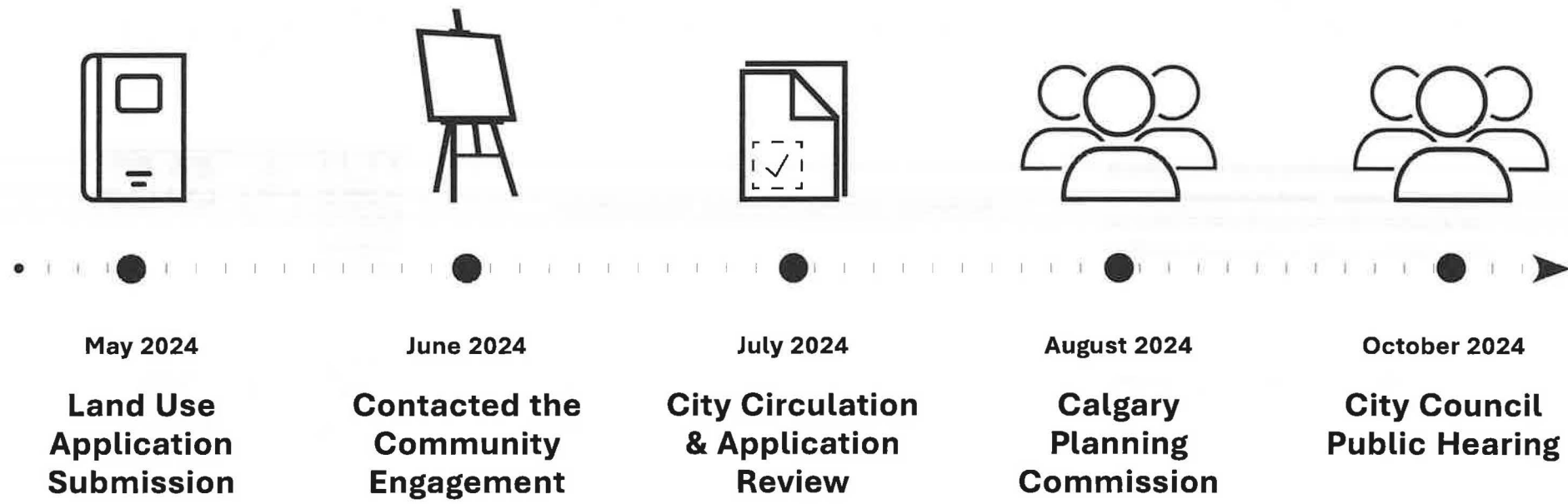
Provides housing that aligns with the sites MDP designation.



Appropriate land use district

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

Application Timeline



A grayscale photograph of a city street scene. In the foreground, there are parking spaces with white lines. The middle ground shows a wide street leading to a river. Tall buildings line both sides of the street. The sky is overcast, and a few birds are visible in the upper left. The word "Questions?" is written in a bold, black, sans-serif font in the center of the image.

Questions?