

Applicant Submission

2024 November 6



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Proposed Land Use Change Applicant Summary

Project Location: 3407 3 AV NW

Existing Land Use: Residential - Grade-Oriented Infill (R-CG) District

Proposed Land Use: Housing - Grade-Oriented (H-GO) District

APPLICATION SUMMARY

On behalf of Parkdale Real Estate Corporation and developer-builder Riverview Custom Homes, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 3407 3 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Parkdale.

WHAT IS PROPOSED?

A street-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: 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

Residential Units: 12 units (7 Townhome Units and 5 Secondary Suites)

Vehicle Parking Stalls: 6, contained within an enclosed garage (0.5 parking stalls / unit or suite)

Secure Bike / Scooter / Stroller Storage Units: 6 are provided (1 / unit without an assigned vehicle parking stall)

Resident Amenity Space: 6.5m wide interior common courtyard

The design concept included as part of this redesignation application will inform a supporting Development Permit (DP) application by project team architect Anderson Design 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 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 500ft²), 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.

WHAT IS THE HOUSING - GRADE-ORIENTED (H-GO) DISTRICT?

In late 2022, Council added the new Housing – Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address key regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential - Grade-Oriented Infill (R-CG) and Multi-Residential - Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-storeys (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes.

Unlike existing Districts, the new H-GO District is specifically intended for amenity-rich inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. Rather than a maximum number of units, the H-GO District limits maximum buildable floor area (up to 1.5x total site area). H-GO District rules also allow for stacked units and lower overall parking requirements based on proximity to frequent transit service and the provision of alternative mobility storage options.

For more information about the H-GO District and other recent Land Use Bylaw changes related to greater housing choice in our city, The City of Calgary has created an information-rich online resource available at: www.calgary.ca/housing-changes.html

WHY HERE?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ✘ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✔ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
 - ✘ (a) 200m of a Main Street or Activity Centre;
 - ✘ (b) 600m of an existing or capital-funded LRT station;
 - ✘ (c) 400m of an existing or capital-funded BRT station; or
 - ✔ (d) 200m of a roadway that hosts Primary Transit Service.



PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria noted above, 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 waste and recycling collection from the lane.

Nearby Transit Service: The project site is located along 3 AV NW, an MDP-identified Primary Transit Corridor which currently hosts Route 1 and Route 40 service with a transit stops adjacent to the site. 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.

Higher-Order Roadway: The project site is located directly along 3 AV NW Parkway, a municipally-identified corridor for providing high-standard walking and cycling infrastructure and accommodating transit routes.

Nearby Open Spaces & Community Amenities: The site is within a short $\pm 200\text{m}$ distance from the Bow River multi-use pathway offering excellent opportunities for outdoor recreation and the Parkdale Community Association for community events and activities, and $\pm 300\text{m}$ from cycling infrastructure along 7 AV NW. The site is also surrounded by a variety of local shops and businesses, providing residents with easy access to the goods and services they need for their day-to-day lives.

Nearby Multi-Unit Development: The project site is surrounded by a mix of land use districts including M-C1 and MC-2, districts which would enable the possibility of multi-residential development. A 6-storey development across 3 AV NW at 3416 3 AV NW (Village Block) was recently approved. The site is also located near built examples of multi-residential development, including The Loren at 118 34 ST NW (3-4 storey multi-residential), Kendale house at 520 34 ST NW (3-4 storey multi-residential), and Bellagio at 3435 5 AV NW (4 storey multi-residential). The scale of development being proposed on this site is appropriate and would 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 Non-Statutory South Shaganappi Communities Area Plan (SSCAP, 2011). The plan identifies the subject site as 'Inner City Residential' and is directly adjacent to the Parkdale Crescent Centre Neighbourhood Activity Centre (NAC) node. The redesignation to H-GO aligns with the supporting policies of the SSCAP including density and intensification around NACs, near primary transit, and providing a mix of housing types for new developments, such as multi-dwelling housing and secondary suites.



The project site also falls within the boundary of the South Shaganappi Communities Local Area Plan (LAP) that is currently in preparation. Draft maps identify the site as being within the Neighbourhood Connector and Low-Modified (Up to 4 Storeys) Urban Form and Building Scale categories which enable the H-GO District within LAPs and support development of up to 4 storeys. The LAP is anticipated to proceed to Calgary City Council in Early 2025.

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 dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures 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 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 request your support for this application.