

Applicant Submission



July 22, 2024

45 New Street SE
Calgary AB T2G 3X8

Attn: **Abigail Mason-Thompson**, BA (Hons), MA | abigail.mason-thompson@calgary.ca
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Re: H-GO Land Use Redesignation Application - Applicant Submission

Kayla Browne of BOLD Workshop Architecture is the applicant for 45 New Street SE DP Application, and is also the owner of the property along with Nick Tumu. Either myself, Kayla Browne, or my colleague, Darren Polanski, will be your contact for the duration of this application. We look forward to working collaboratively with you to obtain permit approval.

This is a concurrent Land Use Redesignation Application, being submitted along with a DP Application and Parcel Consolidation Application. We are obtaining the *Portion of Road Right of Way Adjacent to Municipal Address: 45 NEW STREET SE; Short Legal Description: A3, 17, 30*, from the Real Estate & Development Services (RE&DS) and consolidating this remnant parcel with our lot at 45 New Street SE. If you have any questions with regards to this transaction please contact Chloe.Bunvan@calgary.ca from RE&DS.

H-GO Planning Rationale

While the parcel has been subject to the City's blanket upzoning and is now R-CG, we have determined through extensive bylaw review, professional consultation with Civic Works, community research, as well as discussions with City administrators, that H-GO is most suited for our project. Our site meets the City's requirements for H-GO, as it is located within an Inner City area and 200 m from MDP identified 9 Avenue SE Main Street Polygon. With this comes close proximity to the BRT, the future LRT Green Line, extensive river commuting pathways, shops and amenities, making it a perfect location for gently increasing density. H-GO offers long term flexibility as the community of Inglewood heads into its 3rd planning life cycle and the zoning allows for more change over time in an easier way.

The most common maximum density R-CG configuration for a typical 50' x 120' laned parcel places two units facing the street and two units set 6.5 meters back, creating a courtyard between the housing blocks. Each primary unit includes a secondary basement suite. However, our lot, measuring 66' x 181', with laneway access and a secondary street frontage on St Monica Avenue SE, is unique in our city. To accommodate a variety of unit types and alternative site layouts, our lot needs appropriate zoning.

Applying the standard R-CG configuration to our parcel would significantly underutilize our lot and misrepresent the R-CG standard to the community and general public. Our proposed design deviates from typical R-CG developments, and we do not want to mislead the public into thinking our proposal represents a standard R-CG response. We aim to be open and transparent with the community, and applying under the R-CG designation would conflate the nature of an R-CG development.

Our proposed site layout places four units facing New Street SE, two units facing St Monica Avenue, and the remaining units around an interior courtyard. We are committed to including an affordable housing component in our complex. Utilizing CMHC's

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MLI Select program to finance the project, 40% of our units will meet CMHC's definition of affordable rent, meaning housing that costs no more than 30% of a household's annual pre-tax income.

H-GO zoning offers the flexibility in unit type and configuration necessary to meet both the site's requirements and the affordable housing program's needs. For instance, the two units above the garage facing St Monica Avenue do not comply with R-CG's secondary or backyard suite requirements. However, these units meet the H-GO zoning requirements for a 'dwelling unit' and are crucial for the feasibility of our proposed development. There is no difference in construction costs between market rate units and market-driven affordable units; both cost the same to build. The rental income from the market units offsets the lower rent collected from the affordable units. Simply put, the market units enable us to offer affordable rents for 40% of the units. Therefore, all the market rate units as proposed are essential to making the affordable units possible.

The flexibility in unit types allowed by H-GO zoning enables us to optimize the site layout for the highest and best use. This has allowed us to propose larger side yard building setbacks, expansive outdoor green spaces, and increased building separation, enhancing privacy for residents and adjacent neighbors. These design choices significantly improve the quality of the units. As a result, each dwelling is a through-unit, ensuring ample natural light and a separate private entrance, giving every resident their own front porch. All units either face a street or the beautiful courtyard, so there are no less desirable views or orientations. The design is further detailed in the *DP Applicant Submission Planning Analysis*.

Finally, H-GO zoning allows for all units to be considered dwelling units rather than classifying half as secondary suites. This avoids any potential firewall concerns during the building permit process, as there are no secondary suites. Firewalls severely impact construction costs and timeline, two things that would make it impossible to create any affordable units in this project.

Thank you for your consideration on this land use redesignation, we look forward to working collaboratively with you through this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Kayla Browne". The signature is fluid and cursive, written over a horizontal line.

Kayla Browne
Architect AAA

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