

Applicant Submission

Updated October 2024



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Proposed Land Use Change Applicant Summary

Project Location: 405, 407, 411, 415 19 ST NW (project name WH405, community of West Hillhurst)
Existing Land Use: Residential - Grade-Oriented Infill (R-CG) District
Proposed Land Use: Housing – Grade-Oriented (H-GO) District

APPLICATION SUMMARY- OCTOBER 2024 UPDATE

On behalf of Adam Jiwani and Samir Lalani, CivicWorks has made a Land Use Redesignation (LOC2023-0244) application to transition the property at 405 - 415 19 ST 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 West Hillhurst.

The project team has gone above and beyond on Applicant-led Outreach for this project: an initial comprehensive effort garnered significant feedback and led to a variety of changes in the now submitted Development Permit DP2024-03857 to ensure a context-sensitive fit with low density neighbours. The project team then postponed a scheduled July 2024 Public Hearing in response to a request by Councillor Wong to further engage with the community on the proposed DP. In response to this latest round of outreach, the project team has reduced the density by four doors from 36 to 32 (current R-CG entitlement allows for 28); retained the same amount of parking (20 stalls) which now exceeds bylaw requirements by 4 stalls, and has integrated a variety of massing reductions and changes to the site plan to improve interfacing with direct neighbours and those across the lane. The entirety of the changes are captured in the Project team's Applicant Led Outreach Summary Addendum (October 2024), and should be read in conjunction with the original Applicant Led Outreach Summary (April 2024).

WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed for WH405. A summary of key project details is below:

Building Height: 2-3 storeys (12m maximum building height)
Residential Buildings: 3 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)
Residential Units: 32 (17 larger 2-3 bedroom upper townhomes and 15 smaller 1 bedroom basement secondary suites)
Vehicle Parking Stalls: 20, surface parking/carport (16 stalls required, 0.5 parking stalls / unit bylaw requirement)
Secure Bike / Scooter / Stroller Storage Units: 9 mobility storage units (6 required) and 30 Class 1 bicycle stalls (3 required)
Resident Amenity Space: 6.5m wide interior common courtyard (6.5 minimum width)

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 low-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.

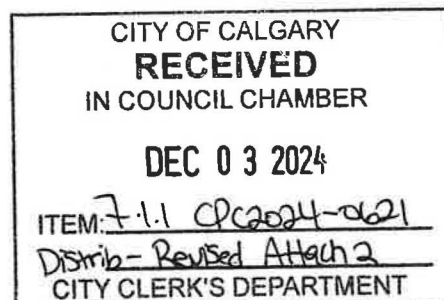
For more information about the H-GO District and other recent Land Use Bylaw changes related to greater housing choice in our city, The City of Calgary has created an information-rich online resource available at: www.calgary.ca/housingchoice

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.

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The City of Calgary has confirmed that the subject site meets distance criteria for H-GO. The WH405 site also possesses a Neighbourhood Flex Urban Form Category in the Final Draft Riley Local Area Plan, meaning once this plan is approved, distance criteria will no longer matter.

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 organized waste and recycling collection from the lane.

Higher Activity Street: The project site is located on 19 ST NW, a higher order collector street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: The project site is within 400m (~5 min. walk) of routes 1, 104, and 404 transit service on Kensington RD NW, 5 AV NW, and 19 ST NW. 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. Route 1 frequency has been improved twice over the past year: once in September 2023 when it was consolidated with BRT 305, and again in December 2023 to increase service level.

Nearby Main Street: The project site is located near the Kensington RD NW Neighbourhood Main Street, a municipally-identified location for future population growth and incremental redevelopment. 19 ST NW is also developing into a mixed-use multi-residential neighbourhood corridor hosting 3-5 storey buildings, particularly between Kensington RD NW and 3 AV NW. The WH405 site represents a contribution to the continued evolution of these corridors, which host essentially everything future residents will need to conduct their days within a short walk of their homes.

Nearby Open Spaces & Community Amenities: The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including a number of parks that host playgrounds and sports fields; three schools; the West Hillhurst Community Association with its gym, arena, tennis courts and Bowview Outdoor Pool; The Bow Valley Lawn Bowling Club; places of worship; and the Bow River regional pathway network. Nearby cycling infrastructure along 19 ST NW, 6 AV NW, and Broadview RD NW allow for multi-modal access to some of these destinations.

Nearby Multi-Unit Development: The project site is located near other examples of recently approved, under construction, and completed examples of mixed-use or multi-residential housing at 222 19 ST NW (19+2, 5 storey mixed-use multi-residential, 125m away), 203 19 ST NW (Wolf Den, 4 storey mixed-use multi-residential, 200m away), 119 19 ST NW (Savoy, 4 storey mixed-use multi-residential, 250m away), and 110 18A ST NW (Frontier Legion Phase 2, 8 storey mixed-use multi-residential, 325m away), allowing the future development vision to 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 City of Calgary community of West Hillhurst, which does not currently have a Local Area Plan (LAP) in place to provide development guidance for the WH405 site. The Riley Communities Local Area Plan will eventually apply to West Hillhurst (estimated late 2024): the final draft identifies the subject site as a Neighbourhood Flex Urban Form Category with a Low-Modified Scale, meaning primarily residential uses within built forms of up to four storeys are expected here over time. In the absence of an LAP, the project team looks to contemporary higher order plans like the MDP and CTP.

APPLICANT-LED OUTREACH

CivicWorks went above and beyond to engage with community members on this application, extending the project timeline to further refine the design. 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. These materials advertised a website hosting all important applicant materials, which have been periodically updated through the project timeline. 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.