

Applicant Submission

2024 November 28



APPLICANT SUBMISSION

16720 24 Street SW

Executive Summary

The subject site is a 0.29 hectare land parcel situated at 16720 24 Street SW in the residential community of Bridlewood. 2401158 Alberta Inc., the landowners and development proponents of the subject parcel are seeking to develop one new multi-unit residential building that will be comprised of 44 to 50 dwelling units. The future development will be comprised of non-market rental housing. This development will be financed jointly between private investment and the Canadian Mortgage Housing Corporation (CMHC) and aligns with Council's Housing strategy in terms of addressing the crisis for affordable housing within the city.

The proponents would like to seek the City's support to amend their application for Land Use Amendment (#LOC2024-0130) from M-U1 District to the M-1 District to accommodate a multi-residential built form at the site.

Background & Context

The community of Bridlewood is characterized by a mixture of single and semi-detached homes and multi-residential built forms. Within a 400-metre radius of the subject site, the predominant land use in the area is a mixture of low density and multi-residential low and medium profile designations. There have been pockets of development throughout the immediate area which contains a higher mix of densities of residential units. Glenmore Christian Academy and Bridlewood School are adjacent to the subject site. An array of pocket parks and open space amenities are also located within this radius.

The Shawnessy commercial area is the nearest Major Activity Centre and is located 3 km east of the project site.

Overall, the subject site is in an excellent location and is near major Southwest activity hubs and major roadways such as 162 Avenue SW, James McKeivitt Road, and the Stoney Trail Ring Road. Its proximity to public transit, community amenities, commercial uses and open space make it a viable candidate for an M-1 designation.

Development Vision

The future development is envisioned to be one multi-unit residential building (no commercial uses) with a shared entryway, to contain a total of 42 units, 3 to 4 storeys in height that would contain an underground parkade structure.

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Policy Review

Municipal Development Plan - Statutory

In the absence of a Local Area Plan, the Municipal Development Plan (2007) is the statutory planning policy that guides development within the community. The subject parcel is located within the Developing Residential – Planned Greenfield area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP) and there is no Area Structure Plan (ASP) in place.

The applicable MDP policies encourage development and intensification in this community to occur in a form and nature that provides a variety of housing types and encourages concentration of residential density in areas adjacent to open spaces, parks, wetlands, and sports fields, especially where the area is served by transit services and community amenities. Regardless of land use typology, new development shall incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

In terms of housing Section 2.3.1: Housing encourages a wide variety and choice of housing forms, tenures, and affordability throughout our city to accommodate the needs of current and future Calgarians. The proposed M-1 land use would allow for the provision of new non-market housing opportunities in a developing community. In terms of location, affordable housing projects should be located near parks, schools, recreation facilities, and commercial nodes.

The proposal aligns with the applicable policy directives of the MDP. The proposed M-1 District intends to provide Multi-Residential development in Developing Areas. It provides for medium density development in a variety of forms and could have a density modifier applied to the district for development to be contextually sensitive to its surroundings. The proposed development is in close vicinity to an array of small-scale commercial uses, open space amenities and other residential forms. Base public transit service is located adjacent to the site along 24 Street SW and provides a direct connection to the larger and primary transit network and major commercial uses located in the Somerset/Bridlewood area.

Midnapore III Community Plan – Non-Statutory

Although there is no local statutory planning policy area, the Midnapore 3 Community plan does provide guidance for development in Somerset. The subject site is classified as a *Neighbourhood Node* as identified on Map 2 of the plan. According to the Midnapore III Community Plan, *Neighbourhood nodes* are intended to be the focal point of each neighbourhood and contain a mix of uses which include multi-family housing. These areas are meant to have higher densities than surrounding areas of the community.

The proposal is in alignment with the policies and objectives of the Midnapore III Community plan and its principles for a *Neighbourhood Node*.

Nearby Multi-Residential Developments & Case Studies

The subject site is located within 400 metres of three multi-residential developments. The proponents envision building one multi-unit building like the existing examples outlined below.



#1 Bridlecrest Pointe – 16969 24 Street SW M-1d75



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Bridlecrest Pointe condominiums were constructed in 2006 and consist of 265 units across five 3 storey tall multi-unit buildings. The site is approximately 1.76 hectares in size, and the governing M-1 designation contains a density modifier of 75 UPH.

#2 Bridlewood Point of View – 16320 24 Street SW M-2d175, M-2



This M-2 development was constructed in 2009 and contains three 4 storey multi-unit buildings with a total of 245 units. The site is approximately 1.77 hectares, and the governing stock district does not have a density modifier.

Example #3 Bridlewood Affordable Housing by Calgary Housing Company – 2375 162 Avenue SW M-2



This 62-unit townhome development is a non-market housing solution that is currently owned and operated by Calgary Housing Company. This development is intended to increase the non-market housing supply within the city limits through the City of Calgary's *Foundations For Home* program which is part of the City's

supplanted Affordable Housing Strategy Plan, 2016-2025. This M-2 multi-residential site contains a variety of two and three storey townhouse buildings and is not subject to a density modifier.

Why Multi-Residential Building versus R-G Rowhouse or R-2M Townhouse Design?

As part of Calgary's housing strategy, Council approved a city-wide blanketing rezoning of all low-density residential parcels within the city to a baseline (R-G/R-CG) District to allow for a wider range of residential building forms and densification. The proponents have explored their options of developing either rowhouses with suites or a single multi-unit building.

Based on the parcel area size of 0.29 hectares, under an R-G designation, the Land Use Bylaw permits rowhouse buildings with a maximum density of 22 units plus 22 secondary suites. Unlike the R-CG District, the R-G designation only allows for rowhouse buildings, not townhouses which places restrictions on the quantity of buildings, interfacing, and site placement of new builds.

To achieve a townhouse development permitted under an R-2M District that would consist of a similar unit count would require a much larger project site. An application for a Land Use Amendment to redesignate to the M-1 District would allow for a comparable number of units above grade that would be located within one apartment style building.

Like nearby existing multi-residential developments observed in the area, a single multi-unit building on the site would provide more flexibility in building layout and site plan design, increase space on the site to supply permeable landscaping, internal walkways, roadways, sufficient parking for both residents and visitors while providing amenity space for each unit. A robust soft landscaping plan along the east and south perimeters of the site can provide sound attenuation and privacy screening sufficiently from adjacent developments. The corner parcel layout provides an optimal opportunity to design a street-oriented multi-residential building that would contain 3-bedroom residential units at grade with individual sidewalks and private patio spaces facing directly onto 24 Street SW. Furthermore, a provision of a single multi-unit building can accommodate waste facilities indoors rather than providing individual waste bins outdoors and avoid any potential unsightliness.

A multi-unit apartment style built form would provide great opportunities for new and young families to live adjacent to a school and parks at below market housing rates.

Proposing a comparable number of units within a multi-unit building would require a smaller number of vehicle parking stalls at a minimum standard of 0.63 stalls per unit versus 1 stall per unit under a typical R-G rowhouse or R-2M townhouse-built forms as prescribed in the 1P2007 Land Use Bylaw.

Based on the location, context, area size and shape of the subject parcel, a single multi-unit residential building with modifiers would lead to a better design outcome versus developing rowhouse or townhouse buildings that may include secondary suites.

Affordable Housing Vision

This future development will be financed jointly through private investment and public funding through the Canadian Mortgage Housing Corporation (CMHC). The proponent has applied to obtain public funding through CMHC's Mortgage Loan Insurance Select (MLI Select) Program. This funding product enables the proponent to borrow up to 95 percent of the construction cost to develop multi-unit buildings to create below market housing units while being obligated to achieve affordability, accessibility design, environmental and other social outcomes that are encouraged by both the City of Calgary and the Federal Government.¹

To be eligible for the MLI Select funding program, the proponent must commit to maintaining affordable housing units for a minimum of 10 years from the date of first occupancy of the project. The proponent must demonstrate competency and working experience in developing and managing other existing developments that commensurate to the size and scale of the proposed development and must not dispose of the subject property at any time within the 10-year period. The CMHC requires the proponent to submit financial reports and other documentation regularly to ensure compliance with the MLI Select program requirements set by the CMHC throughout the entire 10-year period.²

The proponent must achieve the following minimum standards to be eligible for funding through the MLI Select program³:

- **Affordability** – Minimum 25% of units must be offered at 30% of median renter income determined by the local marketplace.
- **Accessibility Design** – Minimum of 15% of units must be considered accessible per the Canadian Standards Association (CSA) B651-18 Bulletin AND a minimum of 85% of units are universal design.
- **Accessibility Design** - The entire development must receive the Rick Hansen Foundation Accessibility "Gold" Certification, determined by a scoring criteria.
- **Energy Efficiency** – Minimum 15% decrease in GHG baseline levels.
- **Energy Efficiency** – Achieve a minimum of 20% or better than minimum NECB/National Building Code standards.

Proposed Applicant-Led Stakeholder Outreach

¹ CMHC MLI Select <https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/mortgage-loan-insurance/multi-unit-insurance/mliselect>

² CMHC MLI Select <https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/mortgage-loan-insurance/multi-unit-insurance/mliselect>

³ CMHC, 2024.

The project team is committed to being good neighbours and engaging with the communities we build in and serve. The proposed outreach strategies considered for this project relied on the guidance of the Applicant Outreach Toolkit made available by the City of Calgary. The project team approach to applicant led stakeholder engagement is designed to provide opportunities for stakeholders to learn more about the development vision for the site early on and to share their thoughts with the intent of maintaining a respectful, inclusive, and transparent dialogue.

Some Proposed Outreach Strategies:

- A dedicated project phone line, voice mail and email
- Postcard mailers to be circulated within a 100-metre radius of the parcel
- On-site notice signage
- Public drop-in information sessions
- In-person and virtual meetings

Engineering Considerations

Pedestrian access to the subject site is available from 24 Street SW and Bridlewood Heights SW. Primary vehicular access will remain along 24 Street. The area is served by Calgary Transit bus service. Base public transit service is provided along 24 Street SW, as Route #14 has a stop located less than 200 metres from the property, providing a direct connection to Somerset LRT platform station and the greater primary transit network.

The subject site has exceptional access to arterial roads such as 162 Avenue SW and James McKeivitt Road SW. The nearest major skeletal roadway to the parcel is Stoney Trail SW ring road which has an exit located less than 800 metres to the north of the subject site.

Water, sanitary and stormwater mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

Based on the subject site's corner location, parcel area shape and supporting policy direction, an amendment to propose an M-1 District to accommodate a new multi-residential building containing a comparable number of dwelling units as the imminent R-G designation would provide a better design outcome. A multi-unit apartment style-built form would provide great opportunities by adding new supply of affordable housing for new and young families to live adjacent to a school and parks at below market housing rates. For the reasons outlined above, we respectfully request that DART, Planning Commission and Council support this land use application. Thank you for your time and consideration.