

Applicant Submission

Received 2024 October 30

S+Co Planning+Design

15 228 Theodore Place NW
Calgary AB
T2K 5S1

Proposed Land Use Change Applicant Summary

Project Location: 3703, 3707 1st Street NE, 3620, 3624, 3704 Centre A street NE, Adjacent Road Right of Way

Community: Highland Park (adjacent to Greenview Industrial)

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

Proposed Land Use: M-H1, M-CG Districts and R-CG District for the Road Allowance.

SUBJECT LAND DESCRIPTION

The subject land assembly of 6 separate titles is a collection of private and publicly owned property including an undeveloped section of 36th Avenue NE in the community of Highland Park directly across 1st Street from the Greenview Industrial Park. The private lands currently zoned R-CG have been developed into single family residences while the lands directly west and south remain undeveloped and are held in inventory with the City of Calgary land department. The applicant has the lands under purchase contract conditional on the successful procurement of the closure of the unused portion of 36th Avenue and the City held properties 3620, 3624 and 3704 Centre A St NE.

While subdivided in the 1950's it can be surmised that the publicly held lands have never been developed due to the very sloped topography making it difficult and cost prohibitive to build smaller structures (and in fact roadways). It follows then, that larger more comprehensive development plans that can more effectively manage sloping sites should be considered as appropriate for this proposed site.

APPLICATION SUMMARY

The proposed Land Use Redesignation aims to change the zoning of the land from its current designation as Residential – Grade-Oriented Infill (R-CG) (R-CGex) District to a combination of land uses as follows:

1. 3703, 3707 1st Street, 3704 Centre A street NE and the road right of way: Multi-Residential – High Density Low Rise M-H1 District
2. The easterly half +/- of 3620, 3624 Centre A Street NE: Multi-Residential – Contextual Grade-Oriented (M-CG) District
3. The westerly half +/- of 3620, 3624 Centre A Street NE: Remain as existing.

It's important to note that there are currently no immediate plans to develop the separately owned lands, whether individually or comprehensively. Nevertheless, the future owner is interested in participating in the process of up-zoning their lands. 3703 and 3707 – 1 Street NE, 3620, 3624 and 3704 Centre A Street NE and the closed road (Plan 7330HA, Block 17, Lots 1, 2, 23, and 24, Plan 3674S, Block 16, Lots 10 and 11 and Plan 2510792, Area 'A') from Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – High Density Low Rise (M-H1) District. The newly adopted North Hill Local Area Plan and the approval of planning documents such as the "Guidebook for Great Communities supports Medium Density Residential development at this location on 1st Street NE," the owner believes that introducing a M-H1 and M-CG districts into the existing community fabric can be done in a way that enhances both the existing commercial uses on the opposite side of 1st

Street and the existing residential neighborhood. This land use allows for varied building height and front setback areas in a manner that reflects the immediate context is in close proximity to, or adjacent to, low density residential development and is typically located at community nodes or transit and transportation corridors and nodes. M-H1 and M-CG provide outdoor space for social interaction and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels. M-CG will also provide a transition from the proposed M-H1 land use and the existing adjacent R-CG lands.

DEVELOPMENT PARAMETERS

- **Site Area:** Total: .43 hectares. M-H1: .289h, M-CG .103h, R-CG .036h.
- **Building Height:** M-H1 26m, M-CG 12m, R-CG 11m.
- **Density Modifier:** M-H1 – 370uph, M-CG – 111uph, R-CG – 75uph.
- **FAR:** M-H1 - 2.5, M-CG – N/A. R-CG – N/A.
- **Residential Units:** M-H1 – 112 units, M-CG – 14 units, R-CG – 6 units.
Vehicle Parking Stalls: .47 stalls per unit (meeting bylaw requirements) .1 stall per unit guest parking
- **Secure Bike Stalls:** 1 per Dwelling Unit.
- **Resident Amenity Space:** required for all Dwelling Units

PROJECT SITE CHARACTERISTICS

This site is particularly well suited to the mix of land uses of Grade-Oriented Infill (R-CG) (R-CGex), Multi-Residential – Contextual Grade-Oriented (M-CG), Multi-Residential – High Density Low Rise M-H1 District development given its lot characteristics and strategic location, and the character and scale of surrounding area development and includes the following attributes:

1. Transit-Oriented Development (TOD): The project site is within 350m (±6 min. walk) of a future LRT station on the Centre and 40th Ave N Station. Within close proximity of the proposed site is the number 3, 300 north/south Calgary Transit Bus Routes on Centre Street and 38 east/west bus route. The proposed M-H1 zoning aligns with the imperative for Transit-Oriented Development, a core tenet of modern urban planning. TOD encourages the integration of various land uses, including residential, commercial, and public spaces, within easy walking distance of transit stations. The site's proximity to the future Green Line LRT stations positions it as an ideal candidate for TOD, allowing residents to seamlessly access the city's transit network and reduce reliance on personal vehicles.

2. Neighborhood Local Corridor: This project is located in a Neighborhood Local in an Industrial Transition area characterized by a broad range of housing types along a higher activity street. This is identified in the “North Hill Local Area Plan” as an area that can accommodate a variety of residential forms with the potential for live-work units and home based business small-scale commercial/industrial uses to provide connections to the Industrial General district located directly east of the proposed site. The public realm may include features such as wide sidewalks and cycling infrastructure.

3. Building Scale: This land use amendment application contemplates a variety of residential redevelopment forms, such as ground oriented rowhouse infill, ground oriented multi-residential and Multi-Residential – Low Profile Medium Density Residential as suggested in the North Hill LAP. As scale increases, a larger range of unit types may be accommodated. At all of these scales, the proposal considers the existing context, parcel layout, building massing, and landscaping to sensitively integrate into the community. The proposal may also accommodate some small commercial activities, including child care, small-scale manufacturing, and home-based businesses.

4. Nearby Open Spaces & Community Amenities: The project site is within a ±8 min. walk to 11 restaurants and multiple personal service outlets in the proximity of both Centre Street and the Greenview Industrial area. It is less than a 5

minute walk to Buchanan Elementary School a 10 minute walk to Georges P Vanier middle school and 20 minutes to James Fowler High School making this an exceptional opportunity for family oriented development. In addition to schools the subject land is in close walking distance to 3 churches.

5.Enhancing Connectivity and Mobility: The M-H1, M-CG and R-CG designations in this proposal will encourage mix of dwelling types, which aligns with the goal of creating walkable and transit-friendly communities. By permitting commercial establishments within residential areas, we can reduce automobile dependency and promote alternative transportation options, aligning with Calgary's commitment to sustainability.

6.Respecting Neighborhood Streets and Historic Character: The proposal to change the land use on 1st Street as well as Centre A Street recognizes that these streets are particularly narrow and that the facade facing them must be thoughtfully designed. In accordance with the Heritage Guidelines, the facades should reflect the historic character, scale, and materials of the surrounding heritage structures, contributing to the visual continuity of the area.

ALIGNMENT WITH THE NORTH HILL LOCAL AREA PLAN

Using the language within the various sections of the North Hill LAP the applicant demonstrates how the proposal aligns with the policy document:

The 40 Avenue N Station: The proposal falls within 40th Ave transit station area where the LAP calls for providing housing and employment options to support transit use and create a vibrant station area.

Scale Modifiers: Suggesting 3 separate and differing land uses the proposal will achieve decreasing building heights incrementally through a block. "Development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other." "...this will reduce the overall perception of mass and articulate the building to maximize sunlight penetration and create visual interest."

Greenview Industrial: The proposed change to higher land uses will provide adequate screening along industrial to residential interfaces to mitigate the visual impact of industrial uses and/or storage on primarily R-CG housing areas

Site Design: The land use amendment proposes multi-family uses with below grade parking to utilize slope-adaptive design solutions on this site which poses significant grade changes.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

The proposed change and development vision are consistent with the city wide goals and policies of the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)*, 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.

CONCLUSION

In summary, the request for a land use changes from R-CG to M-H1 and M-CG and in Highland Park aligns with the principles outlined in the North Hill Local Area Plan and the Guidebook for Great Communities. It promotes connectivity, community identity, economic vitality, sustainability, and community engagement. This change will contribute to the ongoing development of a great community, improving the quality of life for residents and reinforcing Calgary's status as a forward-thinking and livable city.