

Applicant Submission

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Proposed Land Use Change Applicant Summary (Updated 26 February, 2025)

Project Location: 956 Radnor AV NE

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

Proposed Land Use: Multi-Residential – Contextual Medium Profile (M-C2f1.5) District

Land Use Redesignation application reference: LOC2024-0259

APPLICATION SUMMARY

On behalf of Oldstreet Development (Oldstreet), CivicWorks has made a Land Use Redesignation ('rezoning' / LOC) application to transition the property at 956 Radnor AV NE from the existing *Residential – Grade-Oriented Infill (R-CG) District* to the *Multi-Residential – Contextual Medium Profile (M-C2f1.5) District*. The proposed land use change and development vision is intended to realize new and much needed 'Missing Middle' rental housing options in the community of Renfrew. Oldstreet currently intends to develop the project using a Canada Mortgage & Housing Corporation (CMHC) program that enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages. Approximately 25% of units are proposed to be at 30% of median renter income for at least 10 years.

To ensure a high quality 'bricks-and-mortar' design outcome that aligns with the proposed land use change, LOLA Architecture has submitted a Development Permit (DP2024-07311) application alongside this LOC application. To provide fulsome information about the proposal, both the LOC and DP applications were submitted concurrently. The concurrent process is intended to provide community members with transparency and certainty about what is being proposed.

From the initial design process, our approach has recognized that this location should accommodate greater density in a contextual manner. The project team thoroughly reviewed community feedback regarding the previous application on this site made by a separate Applicant. In response to previously expressed community feedback, Oldstreet is proposing a 2-3 storey townhome-style development with a custom Floor Area Ratio (FAR) modifier of 1.5 to ensure an appropriate contextual fit. The concurrent applications for Land Use Redesignation and Development Permit seek to align with local area policy related to building form and scale while providing grade-oriented housing options with greater overall density.

WHAT IS PROPOSED?

A courtyard-oriented stacked townhome development is proposed. A summary of key project details is included below:

Building Height: 2 to 3 storeys (16m maximum building height – 11m proposed via DP2024-07311)

Residential Buildings: 3

Floor Area Ratio (FAR): 1.5 maximum Floor Area Ratio

Residential Units: 34, one-to-three-bedroom townhomes

Vehicle Parking Stalls: 16, contained within carports along the laneway

Bicycle Parking Stalls: 34 Class 1 Stalls (1 / unit)

Resident Amenity Space: 7.2m wide interior common courtyard

Note: Development Permit-level details are subject to change via The City of Calgary's review of DP2024-07311.



ROAD RIGHT-OF-WAY PURCHASE

The proposed redevelopment includes the purchase of a small (± 48 sq.m) portion of non-functional road right-of-way at the southwest corner of the site. The proposed closure / purchase is intended to support the redevelopment of the site. This small portion of road right-of-way provide no functionality given its location and an extra wide rear lane (10.0m wide vs. the standard 6.1m wide). The proposed closure will not affect traffic flows, but is critical to creating a regularly shaped site for redevelopment and allowing for the provision of additional on-site parking to meet Bylaw regulations. Messaging regarding a Letter of No Objection and a Letter of Inclusion has been obtained from The City of Calgary – a formal requested Road Closure accordingly forms a part of this proposed LOC application.

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.

WHY HERE?

The proposed development vision is well-suited given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Corner Lot: The project site, positioned on a corner parcel, enables the development to enhance both fronting streets with a harmonious blend of plantings, front doors, and architectural elements. These features introduce distinctive design and character while complementing the existing residential aesthetic and streetscape.



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.

Nearby Transit Service: The project site is conveniently located within 400m (± 5 -minute walk) of the MAX Orange BRT on 16 AV NE, and Routes 17 and 19 local transit nearby on Regal CR NE. The proximity to multiple transit options ensures easy access to key local and regional destinations, supporting vehicle-reduced and vehicle-free lifestyles.

Nearby Main Street: The project site is located ± 400 m from the 16 AV NE Urban Main Street, a municipally-identified area for future population growth and incremental redevelopment.

Nearby Open Spaces & Community Amenities: The project site is within a short 10-minute walk (± 800 m) of a variety of local area destinations and amenities, including Children's Village School & Playground, St. Alphonsus School & Park, Rupert Park, Reader Greens Park, Renfrew Aquatic & Recreation Centre, Renfrew Athletic Park, Stew Hendry / Henry Viney Arena, Marsden Playground, Colonel Macleod School & Playground, Trellis Renfrew Club, Lawson's Park, Boys & Girls Clubs of Calgary, Stanley Jones School & Playground, and the Renfrew Community Centre, Playground and Outdoor Rink. Nearby cycling infrastructure along Regal CR NE, 6 ST NE, 8 AV NE, and Bridge CR NE allows for even easier access to some of these destinations.

Nearby Multi-Unit Developments: The project site is located near other examples of multi-residential housing including Regal Park (3-storey townhomes), allowing the future development vision to complement the scale of surrounding area development.

Site Adjacencies: The project site has only one immediate residential neighbour, a single-detached residence to the property's north. The east and south sides are adjacent to public roadways, and the west side is adjacent to a schoolyard. These adjacencies allow future redevelopment to contextually respond architecturally by moving building mass to less sensitive areas of the site.

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 North Hill Communities Local Area Plan, and falls within the "Neighbourhood Local" Urban Form category and "Low" Building Scale category, allowing for future multi-residential development of up to 6 storeys. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.



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.

This application was 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 $\pm 200\text{m}$ of the project site. Key application materials were 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 *Calgary Transportation Plan* and will introduce new and innovative market and non-market 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.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca.