

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Introduction

HomeSpace Society (HomeSpace) is submitting an application for a Land Use Amendment for a 0.88 hectare (0.216 acre) Parcel in the community of Forest Lawn. The subject site is municipally known as:

- 3725 10th Avenue SE (East portion: Lot 18-20, Block 25, Plan 2700AH)
- 1104 36th Street SE (West portion: Lot 18-20, Block 25, Plan 2700AH)

The proposed Land Use Amendment (LUA) is to change from the existing R-C2 (Residential Contextual One / Two Dwelling District) to M-C2 (Multi-residential Contextual Medium Profile District) which will accommodate a sensitively integrated medium profile, multi-residential building to be constructed by HomeSpace.

HomeSpace was created to grow the capacity of the affordable housing sector and significantly advance community-based planning and delivery of housing options in our City. This development will support HomeSpace's initiative to increase access to safe, appropriate and affordable housing for vulnerable Calgarians. As a charitable real estate developer, rental housing owner and property manager, HomeSpace works closely with communities to build affordable, specialized, permanent housing in order to continually add to the housing stock in our City.

HomeSpace's potential developments are approached with care and through direct consultation with the local community, with a focus on fostering long term collaborative relationships with neighbours and the broader community. HomeSpace has a strong history of well-designed and well-managed homes seamlessly integrated into many of Calgary's finest neighbourhoods, and this development is envisioned to be the same.

This LUA application is being submitted to facilitate the development of the proposed building form. The LUA application will run concurrent with a Development Permit (DP) application and will also involve a minor ARP amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP).

Land Use Context

The subject site is a flat, well-positioned corner lot that faces 36th Street SE, a collector street. It enjoys a flanking frontage on 10th Ave SE and benefits from access to a laneway on the east boundary. The site is framed on the south by existing R-C2 residential uses as well as to the east across the rear lane. To the west across 36th Street SE are R-C2 uses with R-1 uses farther west. To the north, there is a combination of R-C2 and R-1.

A variety of retail and service amenities are located in close proximity along 8 Avenue SE to the north and to the south along 17th Avenue SE or straight north to Marlborough Mall - all easily accessible via transit.

The site offers quick access to Memorial Drive to the north and 17th Avenue to the south and is conducive to higher density residential uses that can already be found to the north and south along the 36th Street SW corridor. Given the City's current Main Streets initiative and a focus on existing corridors for revitalization and intensification, this segment of 36th Street acts as a strong spine that possesses some of the key attributes that can support thoughtful intensification.

Transit Supportive

The subject site fronts onto 36th Street, which is a transit route. Bus stop locations are within easy walking distance along 36th Street (as identified in the Parking Addendum) or a short walk to the north and south along 8th and 14th Avenues SE for east-west connections. The 36th Street SE spine also offers links (via foot or bus) to the LRT system at Marlborough Station to the north and to the BRT System to the south along 17th Avenue SE. Residents in this area can readily access the broader city through these systems from this site.

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Servicing/Infrastructure

Servicing capacity for the site currently exist and will require minimal to no investment or upgrades to facilitate the proposed development. This represents a logical and desired optimization of existing infrastructure.

Assisted Living Apartments

HomeSpace provides permanent, supported assisted living rental apartments in over 20 communities throughout Calgary. These apartments are designed with common amenity space throughout intended for resident and support agency use, offices for staff that are located on site 24/7, and a community kitchen space that provides an opportunity for residents and agency staff to gather for holiday celebrations and community gatherings. These buildings are designed to encourage resident integration into the community. HomeSpace partners with a social agency that provides supports to residents as needed. Supports include guest management and concierge services for the front entrance, life skills training as needed, assistance in getting to appointments in the community and other human services interactions as required. A full listing of HomeSpace's partner agencies can be found on their website at: <http://www.homespace.org/get-involved/partner-with-us/>

Community Engagement

HomeSpace has reached out to local community organizations, including speaking directly with the International Avenue BRZ, the Forest Lawn Community Association, the Radisson Heights/Albert Park Community Association, the Forest Heights Community Association and has met with Councillor Carra to discuss their intended development plans, provide information on the programming that will take place in the Assisted Living Apartment building and request feedback on building design. HomeSpace also conducted door knocking for immediate neighbours of the site and held a community open house on March 27, 2018. Invitations were sent through Canada Post to over 3,000 addresses within an approximately 750-meter radius and a dozen community members attended on the night of the open house. The proposed submission is informed by the results of these engagement initiatives.

HomeSpace and their residents are committed to becoming productive members of the communities in which they own and operate, and as they own their properties in perpetuity, they are committed to maintaining an open and accessible relationship with community members for the long-term.

Neighbour – 1108A-B 36 Street SE

HomeSpace Society sent letters directly to the owners of the property located to the south of the proposed development. HomeSpace was able to speak directly to one of the registered owners on April 4, 2018 and provide information about their proposed development, including plans to change the zoning to M-C2. The owner informed HomeSpace that they intended to sell their building in the spring and asked if HomeSpace was interested in purchasing as well. The owner did not mention any concerns with the proposed development to HomeSpace at the time of the phone call.

Summary

Overall, given the proposed development's location along a collector street connecting two significant arterials and transit system, as well as its proximity to key amenities, the subject sites are conducive to sensitive residential intensification and the proposed Land Use Amendment.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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