

Comprehensive Project Overview

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Comprehensive Project Overview

Project Background + Timeline

Background

The property owners of 438 8 Street & 230 7A Street NE have submitted applications to rezone their parcels to allow for the development of family-oriented townhouses (4 units on each parcels).

438 8 Street is currently designated Residential - Contextual One/Two Dwelling District (R-C2) and 230 7A Street is designated with the recently approved main streets Direct Control District (DC). The proposed land use district of both parcels is a Direct Control District tied to Plans. A Direct Control district tied to plans means that the Development Permits (DP) for the projects will need to be aligned with

the plans accompanying the DC. If the DP does not align with the DC drawings, the land use reverts to the existing land use.

Along with the land use redesignation application, a concurrent development permit has been submitted for each site.

Development Principles

- Moderate intensification and density;
- Site specific design;
- Family friendly housing choice;
- Variety of unit sizes;
- Walkability;
- Street vitality;
- Community interaction.

Land Use Timeline



Comprehensive Project Overview

Site Context



The subject site located at 438 8 Street NE is approximately 455 square metres in size, and is surrounded by R-C2 (Residential - Contextual One/Two Dwellings).

The subject site located at 230 7A Street NE is approximately 455 square metres in size. East of the parcel is St. Michael's Eritrean Orthodox Church, and to the north, west, and south of the site are R-C2 (Residential - Contextual One/Two Dwellings).

Both subject sites are in close proximity to local shops, retail, professional services, community schools, parks and open spaces. These sites are well serviced by Calgary Transit, with route 90 running along the 1st Avenue corridor. Additionally, these sites are within 10-15 minutes walking distance to the Bridgeland-Memorial LRT Station and Bow River pathway system.

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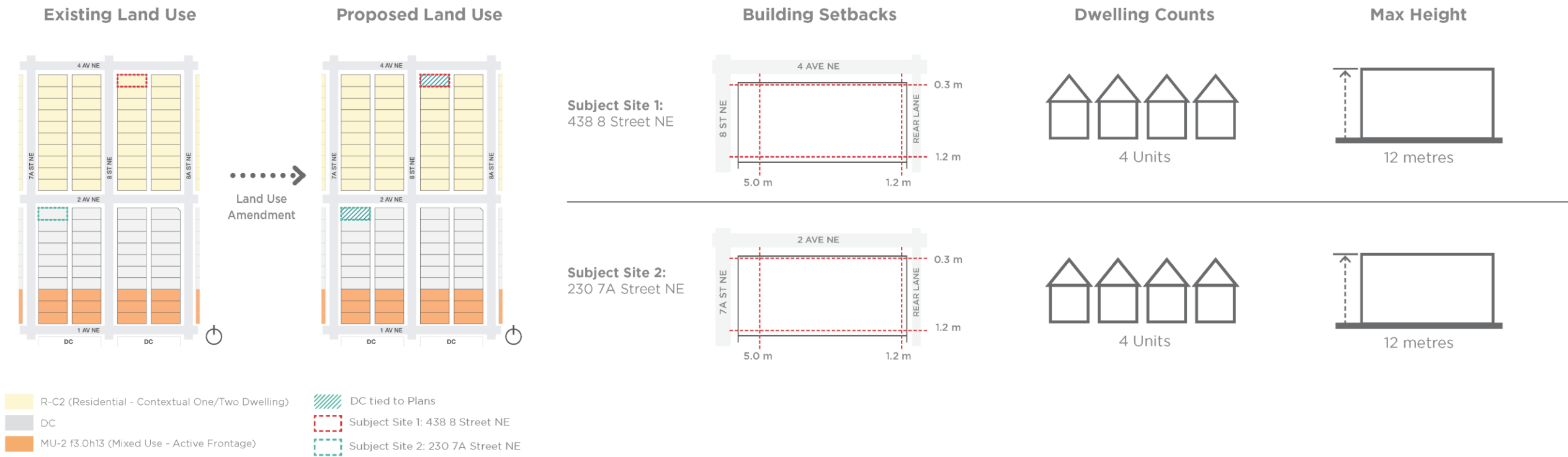
Land Use Application

The land use amendment application proposes to change the existing land use of 438 8 Street from R-C2 (Residential - Contextual One/Two Dwelling District) and the existing land use of 230 7A Street from DC based on R-CG (Residential - Grade-Oriented Infill District) to both a Direct Control District (DC) tied to plans.

The diagrams on this panel explains the concepts regarding the land use amendment.

Direct Control (DC) Tied to Plans:

- DC will be based on a site specific design proposal;
- Development Permit must conform with the plans that were submitted along with the land use application;
- If the property owner wishes to build a different project or sell the site, the existing stock land use will apply;
- A DC tied to plans provides certainty to the community on the project’s design.



Comprehensive Project Overview

Engagement Summary

On March 26, 2018, residents from the community of Bridgeland-Riverside were invited to a community information session hosted at the Bridgeland-Riverside Community Association Hall. The purpose of this community information session was to provide information and to solicit community feedback on the proposed developments located on 438 8 Street and 230 7A Street NE.

The community information session was attended by approximately 25 residents. The format of this information session was an informal discussion with the project’s planners, architects, and land owners. Residents had the opportunity to provide feedback using comment forms and sticky notes provided by the applicant. There were a total of **50 comments received** and have been categorized into the following themes;

- 1. **Traffic, Parking & City Servicing**
- 2. **Bridgeland-Riverside ARP Alignment & Zoning**
- 3. **Building Design**
- 4. **Massing & Height**
- 5. **Adjacent Privacy, Lighting & Green Space**
- 6. **Planning Context & Community Heritage**

The following is a breakdown of the number of received comments that fall under the six main themes;

- 1. Traffic, Parking & City Servicing: **7 Comments**
- 2. Bridgeland-Riverside ARP Alignment & Zoning: **12 Comments**
- 3. Building Design: **5 Comments**
- 4. Massing & Height: **10 Comments**
- 5. Adjacent Privacy, Lighting & Green Space: **3 Comments**
- 6. Planning Context & Community Heritage: **9 Comments**

In addition to these comments, there were **4 comments that are categorized as miscellaneous**. These comments did not fit under any of the five main themes.

Of the 50 comments received, 4 comments were of support, and 46 comments were of concern or opposition. The following is a breakdown of support comments vs. concern or opposition comments categorized under the six main themes.



Comment Comparison Table

	Traffic, Parking & City Servicing	Bridgeland-Riverside ARP Alignment & Zoning	Building Design	Height & Massing	Adjacent Privacy, Lighting & Green Space	Planning Context & Community Heritage	Misc
No. Comments of Support			3	1			
No. Comments of Concern or Opposition	7	12	2	9	3	9	4

Comprehensive Project Overview

THE SEARCH FOR THE ‘MISSING MIDDLE’

“...what every city is missing is something in the middle:

the kind of not-single-family, not-condo-tower-apartment style of housing that provides enough room for a couple of parents and kids, has some kind of ground-level space outside and doesn’t cost a fortune.”

[The Globe and Mail, A search for the ‘missing middle’ of housing, May 23rd 2018]

“Multi-generational living arrangements... are the fastest growing type of household in the country.”

[CTV News, Why more Canadians are embracing multi-generational households, April 5th 2018]

“Ms. Maser says ... peak millennials are purchasing two-storey detached homes in the suburbs as a way to increase affordability over more central areas.”

[The Globe and Mail, Sweet Spot, June 5th 2018]

“Nearly one in five Calgary households are overspending on their housing. They’re paying more than 30 per cent of their income every month towards shelter, which means they’re making decisions between eating or having a roof over their head.”

[Calgary Herald, Calgary lays out eight-year plan for \$320M affordable housing investment, April 30th 2018]

“Twenty-four per cent of those surveyed said they didn’t qualify for a mortgage at all; in Alberta, this rose to 32 per cent, and 50 per cent of 25- to 30-year-olds in Alberta – more than any other province – said they didn’t believe they’d be able to afford to buy a home in the next five years.”

[Globe and Mail, Millennials’ demand for affordability driving housing agenda, November 23rd 2017]

“Rental properties in Montreal, Quebec City and Halifax are performing well, for a variety of reasons. Quebecers have long looked on rentals favourably, and they’re eager to move into units centrally located in search of the live-work-play lifestyle. ... renting offers a significant cost advantage over owning a condo in that market.”

[PWC Canada, Emerging Trends in Real Estate 2018]

“But what every city is missing is something in the middle: the kind of not-single-family, not-condo-tower-apartment style of housing that provides enough room for a couple of parents and kids, has some kind of ground-level space outside and doesn’t cost a fortune.”

[Globe and Mail, A search for the ‘missing middle’ of housing, May 24th 2018]

“For a lot of people, a one-bedroom is basically fine for them and then they have a kid. All of a sudden, they need something bigger. It’s really hard and there is not much out there.”

[CBC News, Affordable housing solutions for ‘missing middle’ explored in Museum of Vancouver workshop, February 1st 2018]

“Back-to-backs, brownstones, bungalow courts, clustered housing, plexes, maisonettes, row-houses, stacked towns and six-packs. Throughout the world, these low-density multi-housing forms provide affordable homes for millions of households. However, in British Columbia, most of our housing is either single-family homes or apartments. As a result, architects and planners are increasingly referring to these other “gentle density” housing solutions as “the missing middle”.”

[Vancouver Sun, ‘Missing middle’ competition offers residential housing solutions, May 12th 2018]

“A looming affordability crisis is poised to hit seniors across the country as the baby boom generation makes its long-predicted shift into its golden years, squeezing the supply of retirement home places and pushing up rents, according to a new report from the rating agency DBRS Ltd.”

[Financial Post, A looming housing affordability crisis is poised to hit seniors across Canada, May 13th 2018]

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230 7A Street NE
438 8 Street NE

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NOTES

PROJECT
Bridgeland 4

DATE

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PROJECT LOCATION

230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

OLD RM-4 SOLUTION

- 1 Lack of privacy
- 2 Circulation issues
- 3 Lack of amenity space
- 4 Blank side elevation

Livable volume is approximately 40,150 ft3
\$650,000 - \$720,000



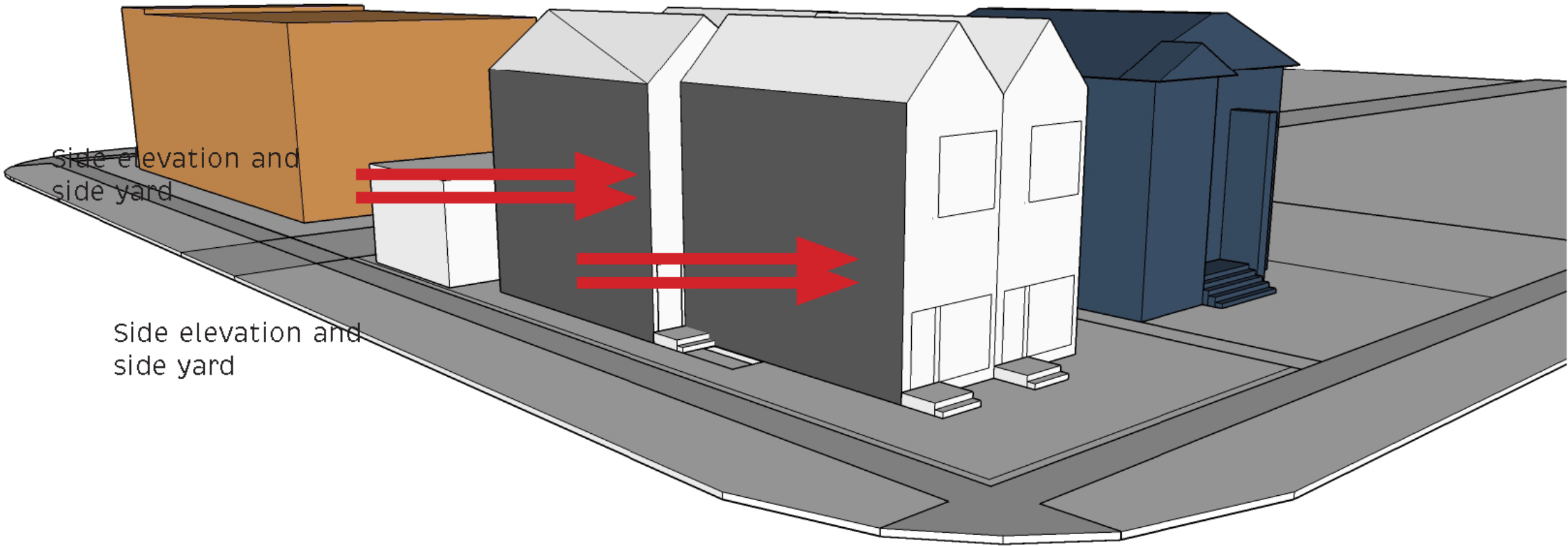
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438 8 Street NE

4-SHEET TITLE

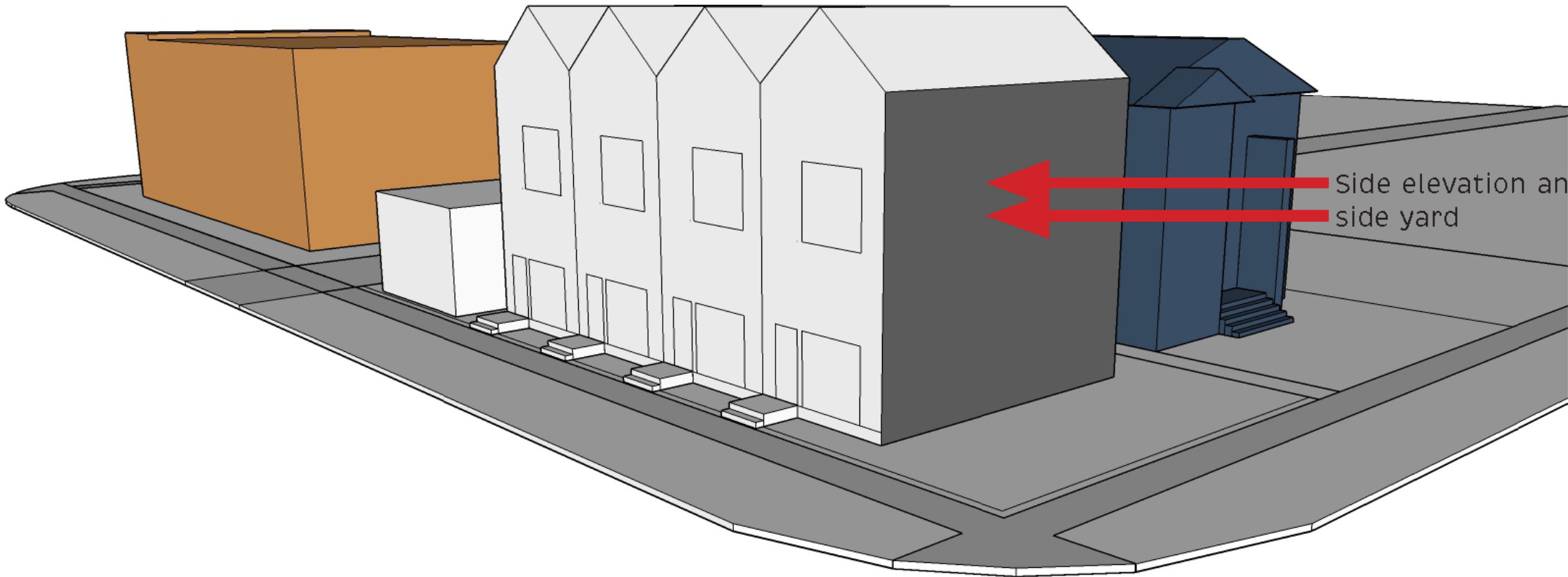
Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

NEW MC-G SOLUTION

- 1 Lack of privacy
- 2 Circulation issues
- 3 Lack of amenity space
- 4 Lack of unit variation
- 5 Overlooking
- 6 Blank side elevation

Livable volume is approximately 101,322 ft3
\$650,000 - \$720,000



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438 8 Street NE

4-SHEET TITLE

Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

DUPLEX WITH GARAGE SUITES

- 1 Lack of unit variation
- 2 Unaffordable for most people
- 3 Blank side elevation

Livable volume is approximately 57,004 ft
\$950,000 - \$1,400,000



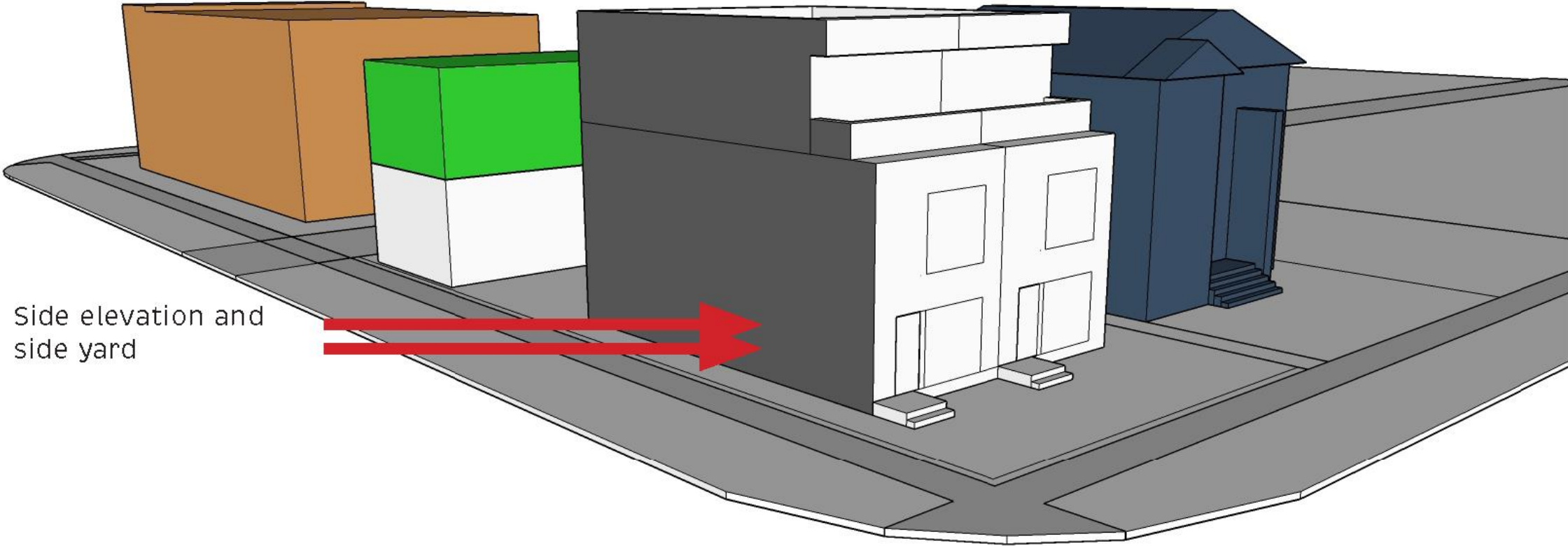
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Side elevation and
side yard

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438 8 Street NE

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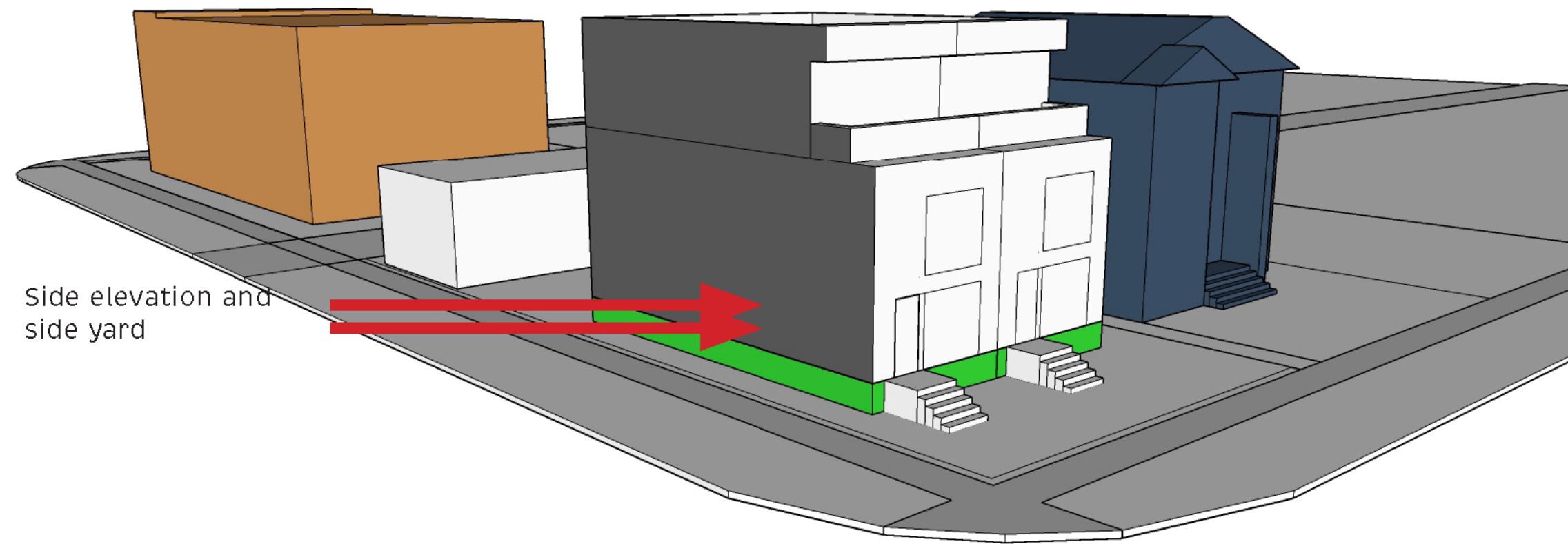
Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

DUPLEX WITH BASEMENT SUITES

- 1 Basement suites are “secondary” solutions
- 2 Unaffordable for most people

Livable volume is approximately 49,252 ft3
\$900,000 - 1,250,000



Side elevation and
side yard

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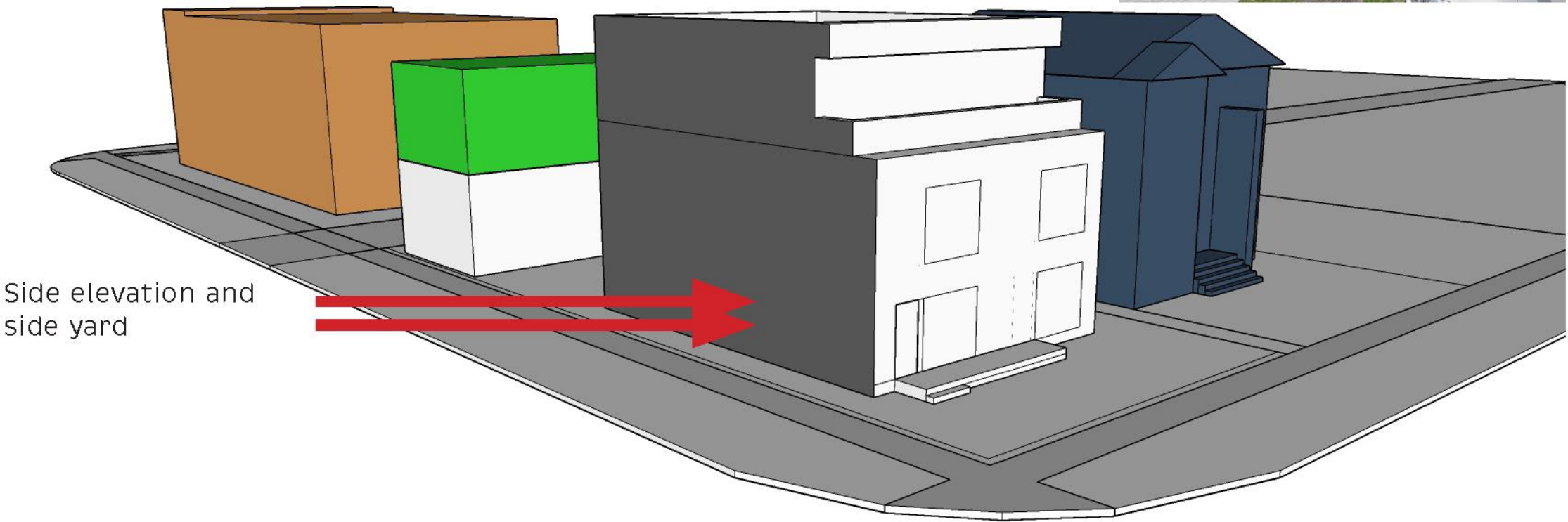
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BUILDER GRADE SOLUTIONS TO DENSITY

LARGE SINGLE FAMILY

- 1 Unaffordable for most people
- 2 Highest price point

Livable volume is approximately 57,004 ft3
\$1,200,000 - \$1,850,000 and up



Side elevation and
side yard

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438 8 Street NE

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Comprehensive Project Overview

BASEMENT SUITES

- 1 Basement suites are not great solutions
 - 2 Generally not well lit
 - 3 Not great for families
 - 4 Generally not well sound proofed
 - 5 Ownership by tenant is not an option
 - 6 Limitations - not barrier free
- Students, short term rentals, low income individuals

GARAGE SUITES

- 1 Small
 - 2 Generally a 1 bedroom / studio layout not conducive to families
 - 3 Ownership by tenant is not an option
 - 4 Limitations - not barrier free
- Students, short term rentals, low income individuals



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230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

NEW SOLUTION TO DENSITY

NEW STACKED TOWNHOUSE

- 1 Variety of unit types
- 2 Low, medium, upper price points
- 3 Engages the street and the avenue
- 4 Designed user friendly and engaged amenity space to streetscape

Livable volume is approximately 61,235 ft3
\$375,000 - \$800,000



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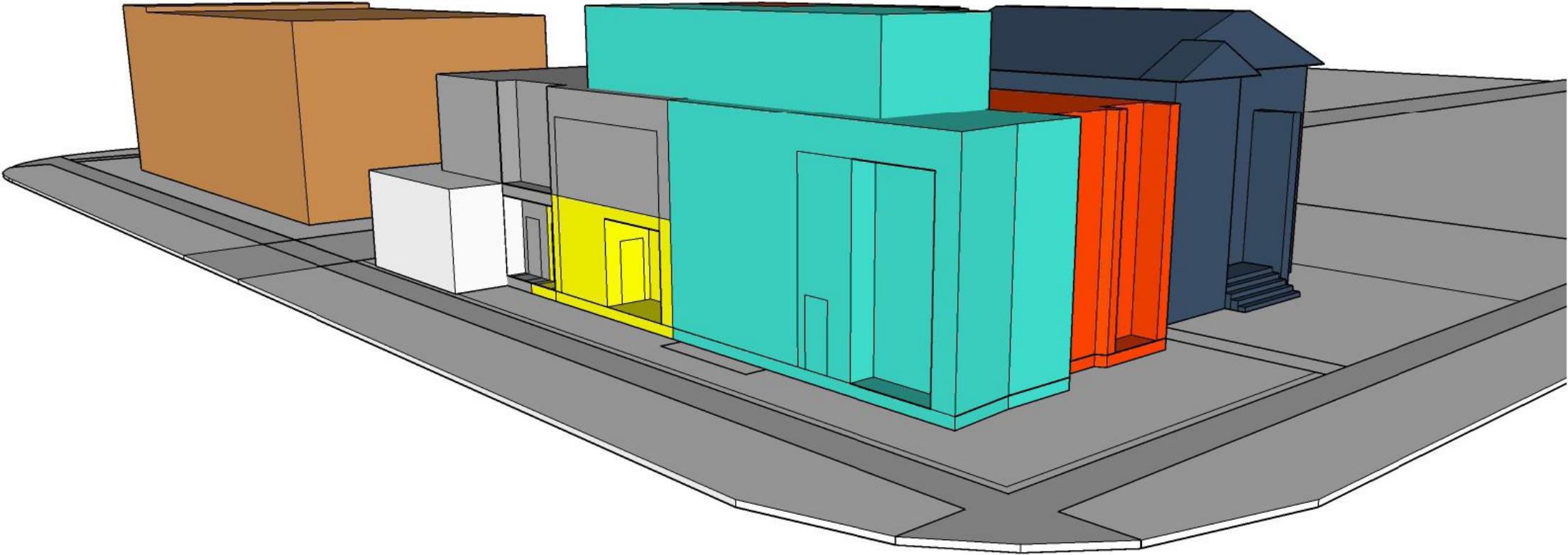
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4-SHEET TITLE

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NEW SOLUTION TO DENSITY

NEW STACKED TOWNHOUSE



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230 7A Street NE
438 8 Street NE

4-SHEET TITLE

Comprehensive Project Overview

NEW SOLUTION TO DESNISTY

NEW STACKED TOWNHOUSE



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PROJECT LOCATION
230 7A Street NE
438 8 Street NE

PROJECT TITLE

Comprehensive Project Overview

NEW SOLUTION TO DENSITY

OLD RM-4 SOLUTION

Livable volume is approximately 40,150 ft3
\$650,000 - \$720,000

NEW MC-G SOLUTION

Livable volume is approximately 101,322 ft3
\$650,000 - \$720,000

DUPLEX WITH GARAGE SUITES

Livable volume is approximately 57,004 ft
\$950,000 - \$1,250,000

DUPLEX WITH BASEMENT SUITES

Livable volume is approximately 49,252 ft3
\$950,000 - 1,250,000

LARGE SINGLE FAMILY

Livable volume is approximately 57,004 ft3
\$1,250,000 - \$1,850,000 and up

NEW PROPOSED STACKED SUITED TOWNHOUSE

Livable volume is approximately 61,235 ft3
\$375,000 - \$800,000

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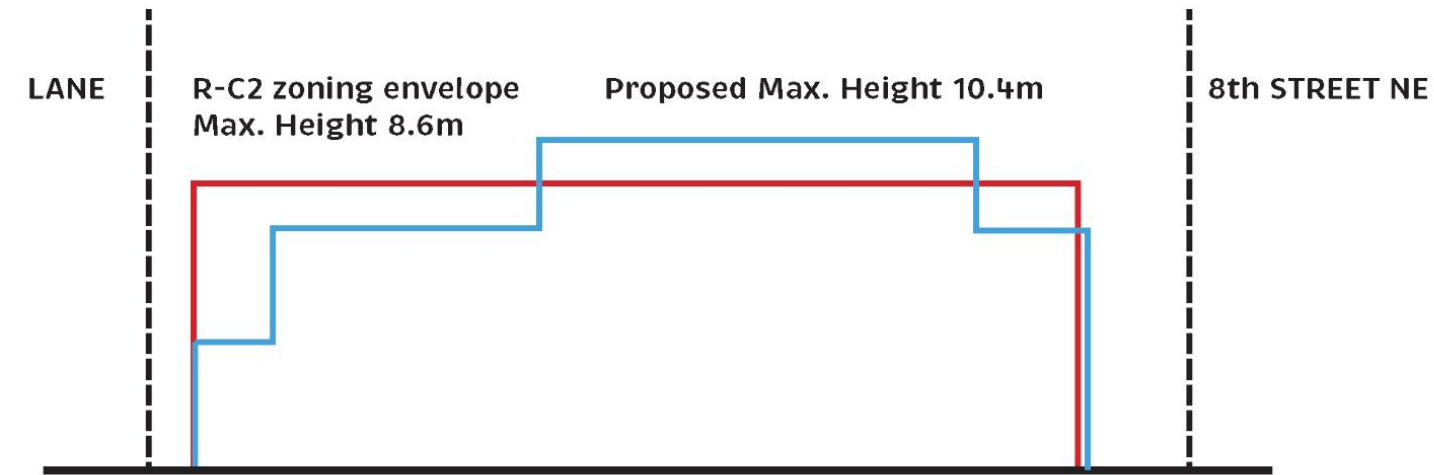
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438 8 Street NE

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Comprehensive Project Overview

MASSING 438 8TH STREET



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230 7A Street NE
438 8th Street NE
230 7A Street NE
438 8th Street NE

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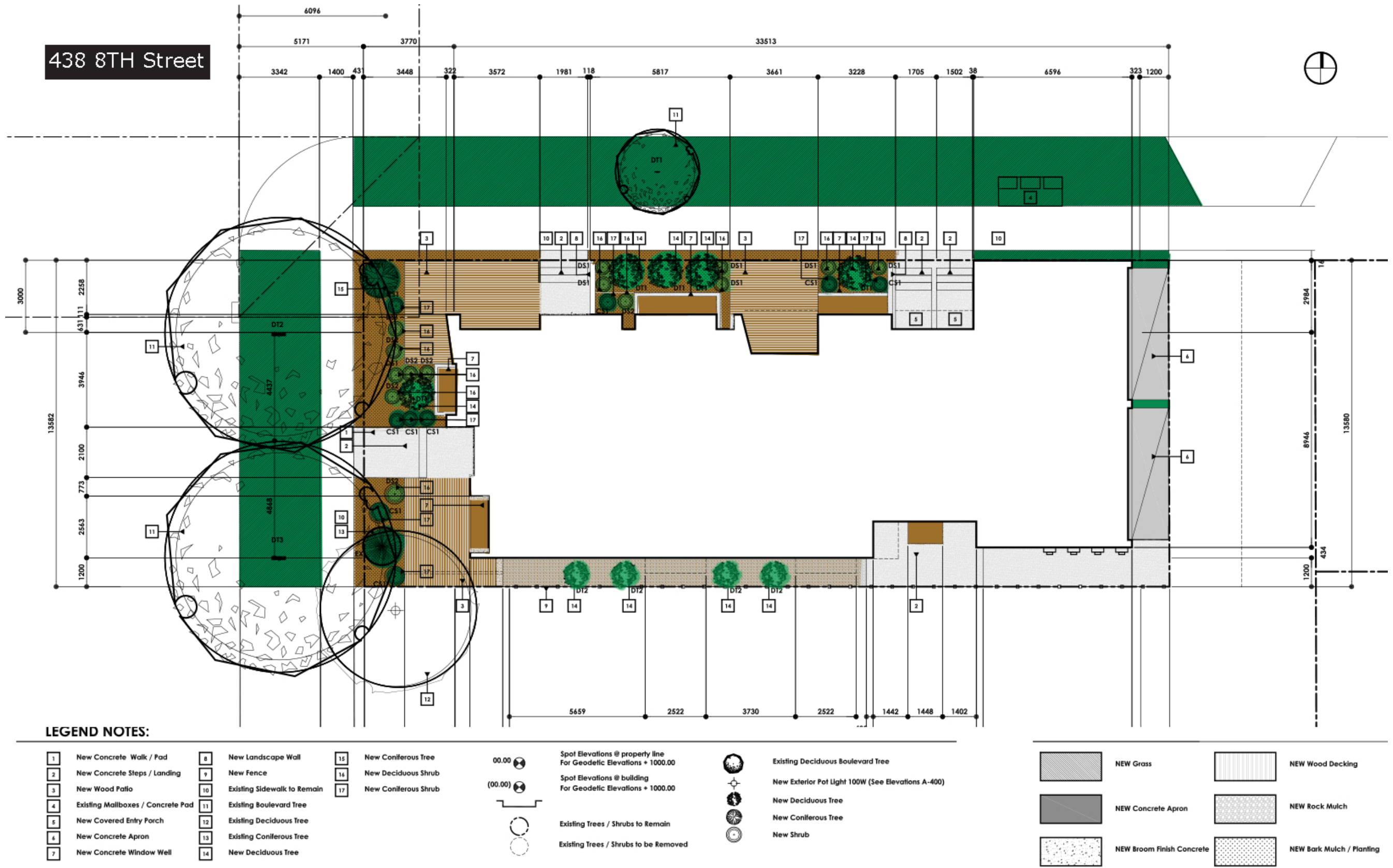
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438 8th Street NE

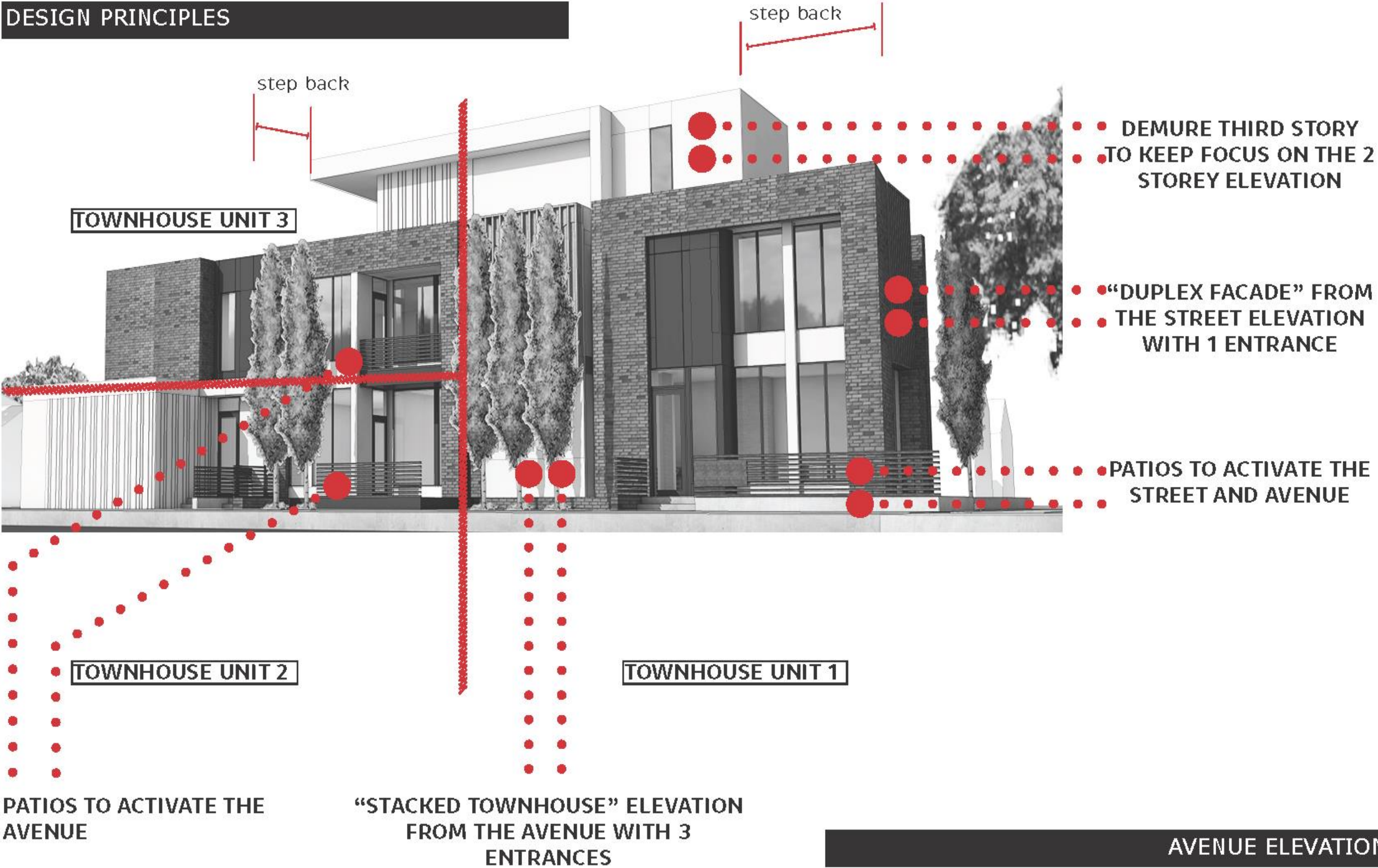
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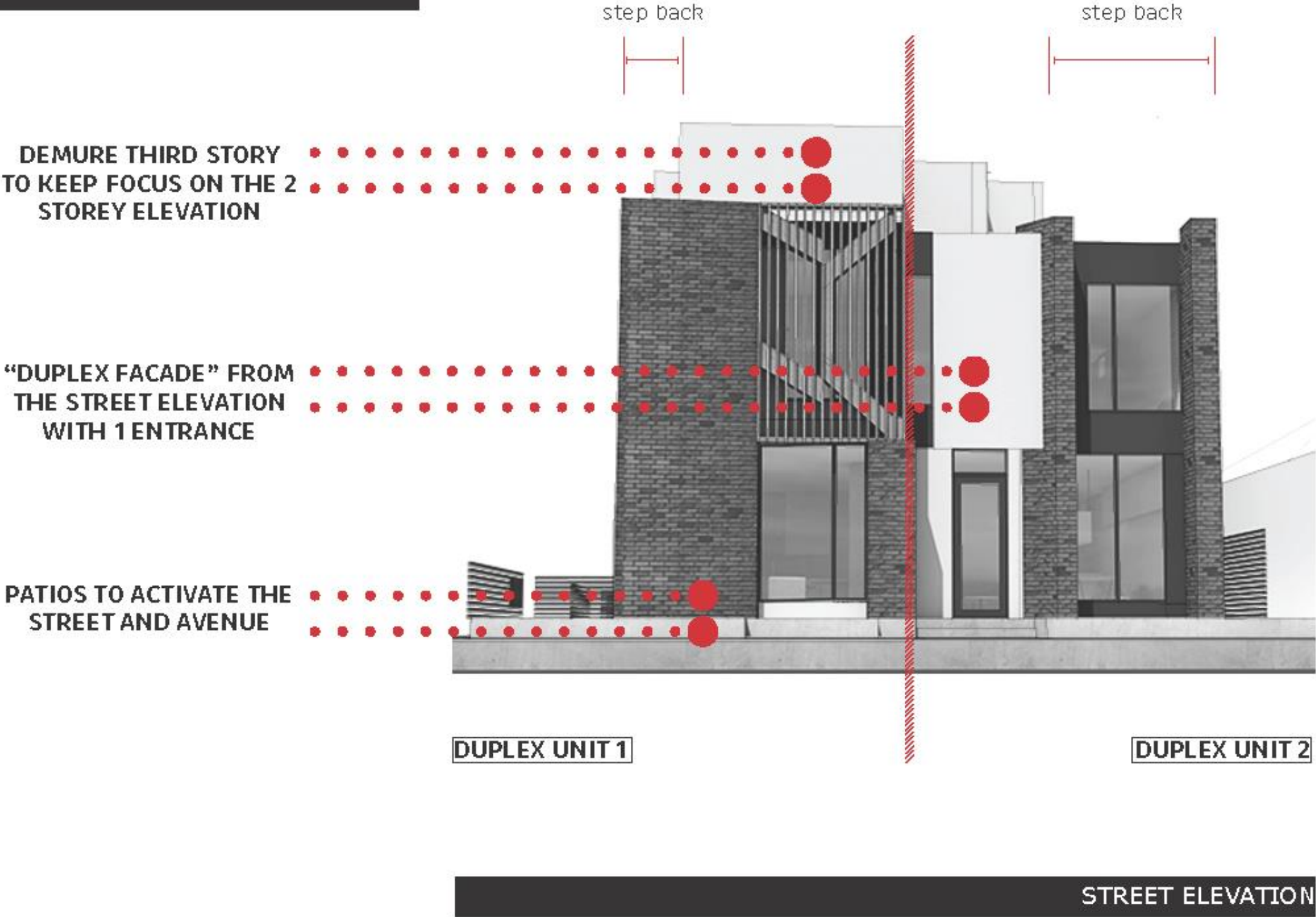
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DESIGN PRINCIPLES



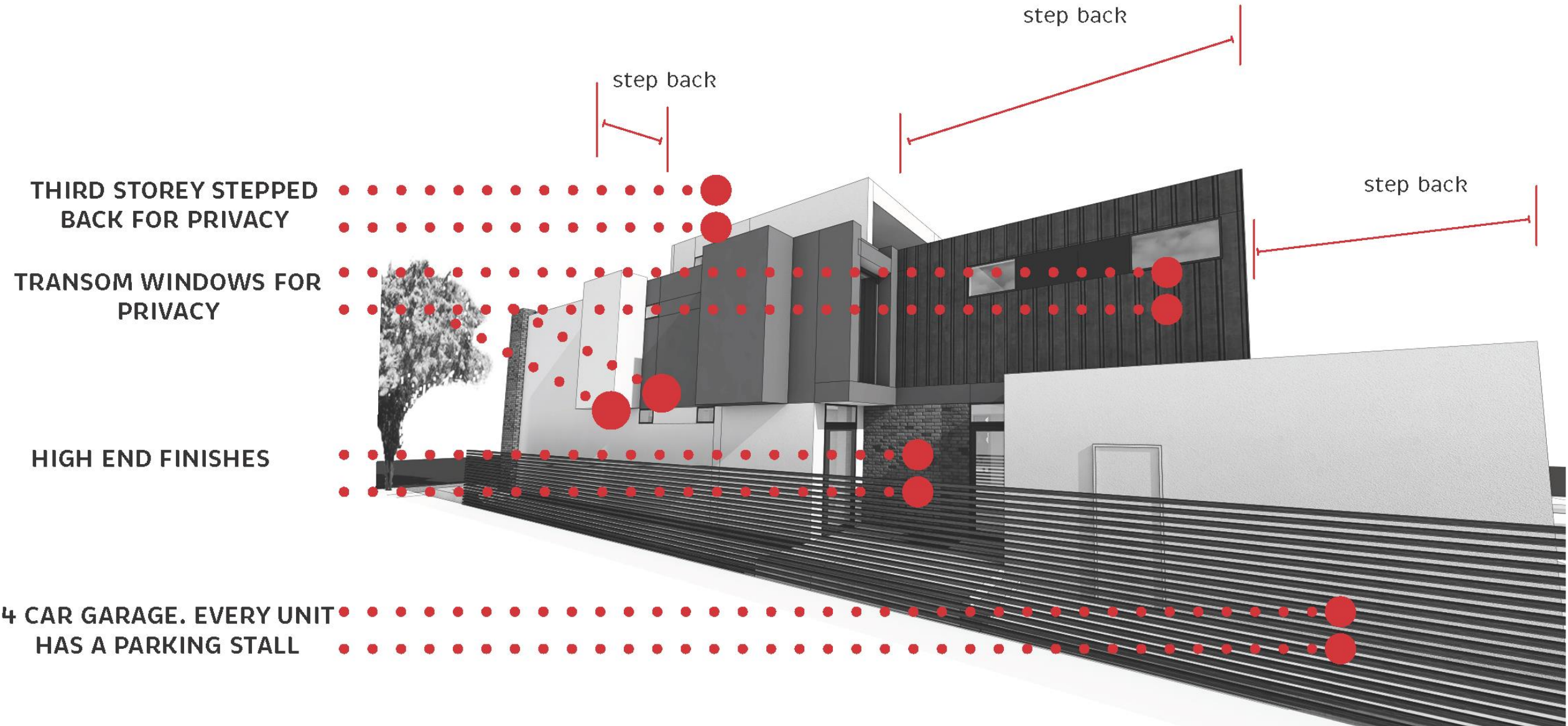
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DESIGN PRINCIPLES



Comprehensive Project Overview

DESIGN PRINCIPLES



SIDE YARD ELEVATION

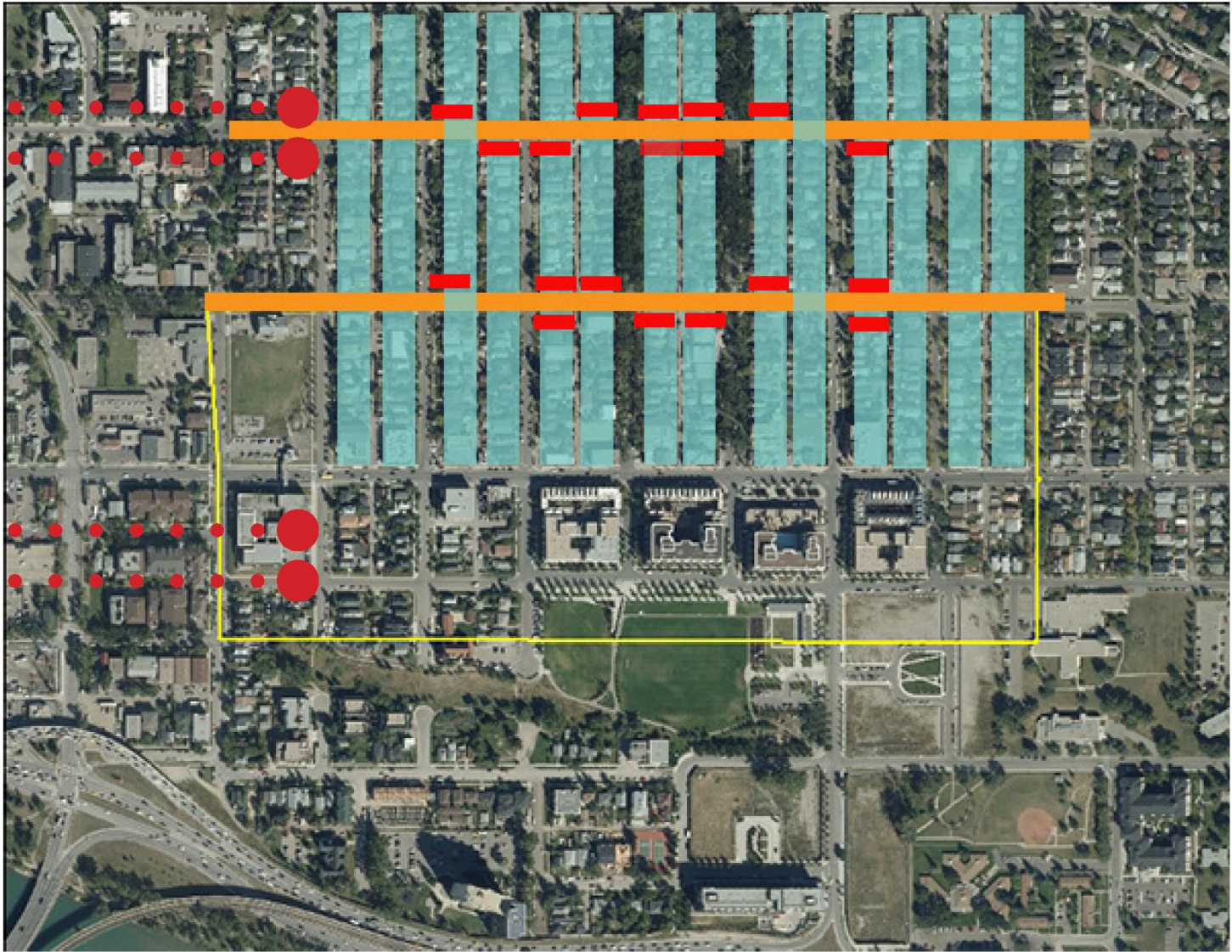
Comprehensive Project Overview

Urban Design - Activating the Street AND avenue

BRIDGELAND

GOOD URBAN DESIGN
ADDRESSES THE AVENUE
AND THE STREET

“MAIN STREETS” INITIATIVE
AREA



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230 7A Street NE
438 8 Street NE

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PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

MATERIALS

Charcoal Metal Panel

Natural Concrete

Charcoal brick

Glass: large vertical windows

Copper Screen

Warm Grey Stucco

Off-white Stucco and Metal Cladding



438 8TH STREET

230 7A STREET



Charcoal Metal Panel

Natural Concrete

Light Brick

Glass: large vertical windows

Warm Grey Stucco

Off-white Stucco

Off-white Metal Cladding

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REVISION No. DATE

PROFESSIONAL SEAL AND
CREDENTIALS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

PROJECT TITLE

Comprehensive Project Overview



2016 /// 18

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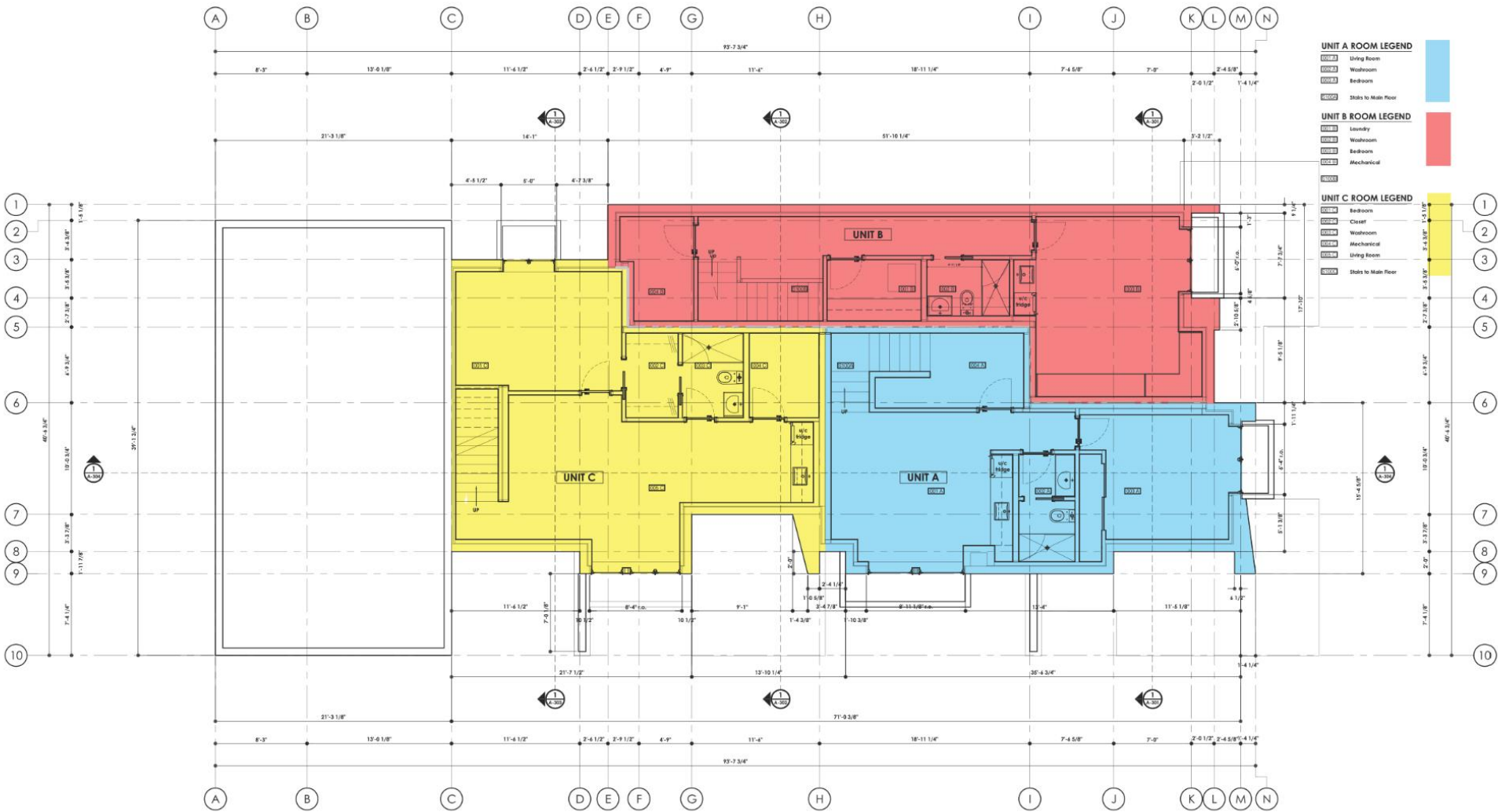
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PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

BASEMENT



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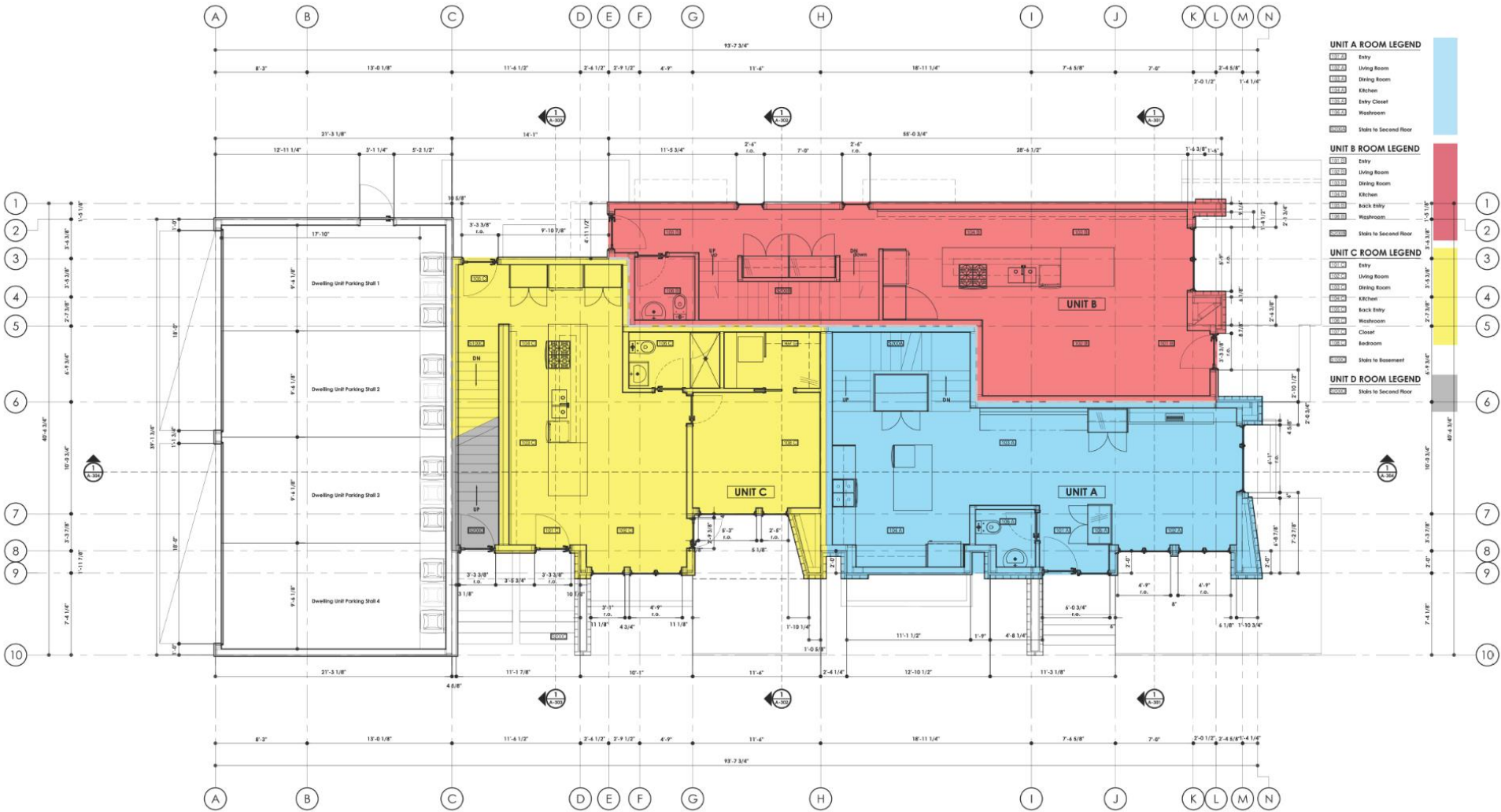
PROJECT LOCATION

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Comprehensive Project Overview

MAIN FLOOR



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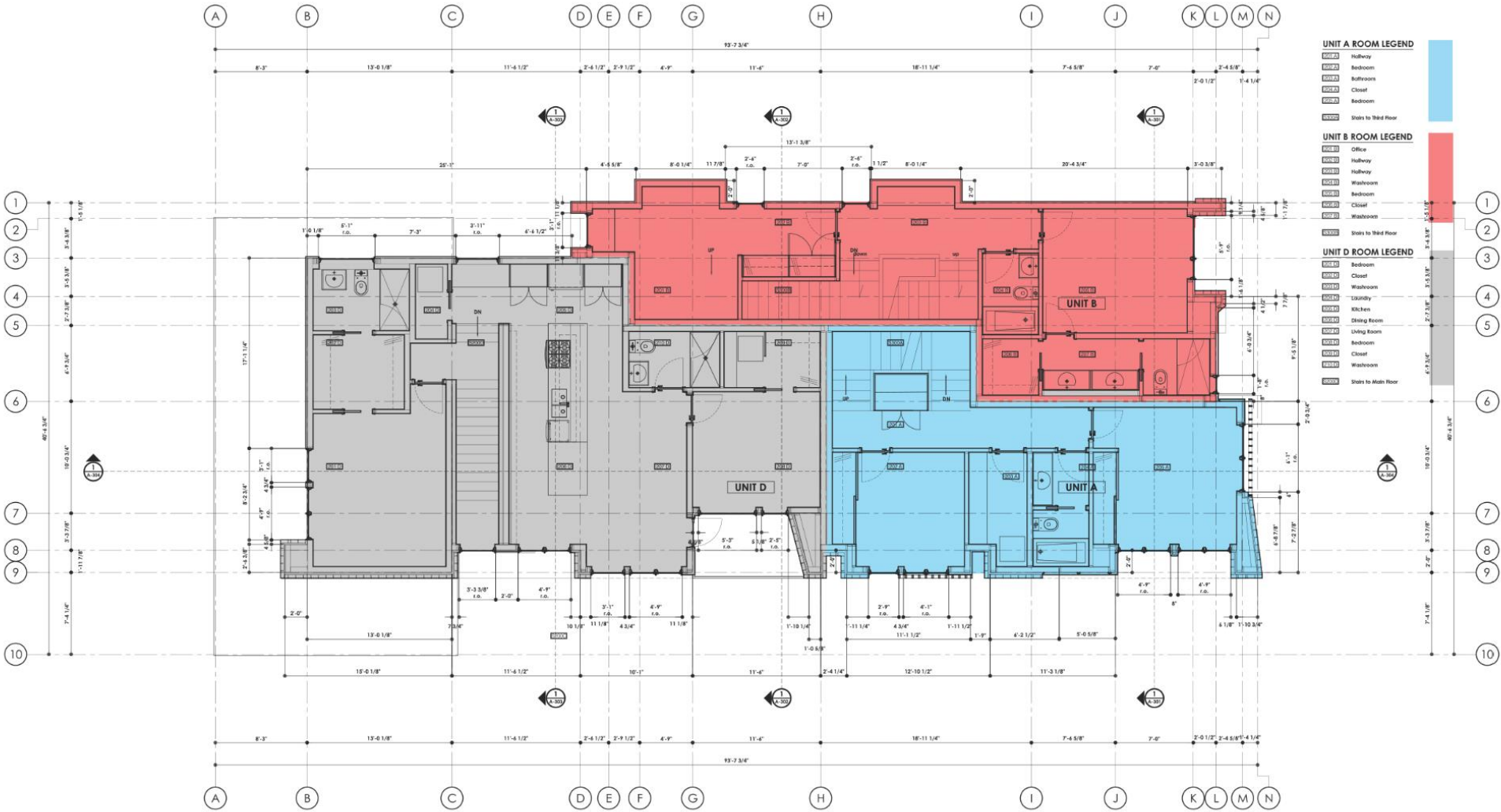
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SECOND FLOOR



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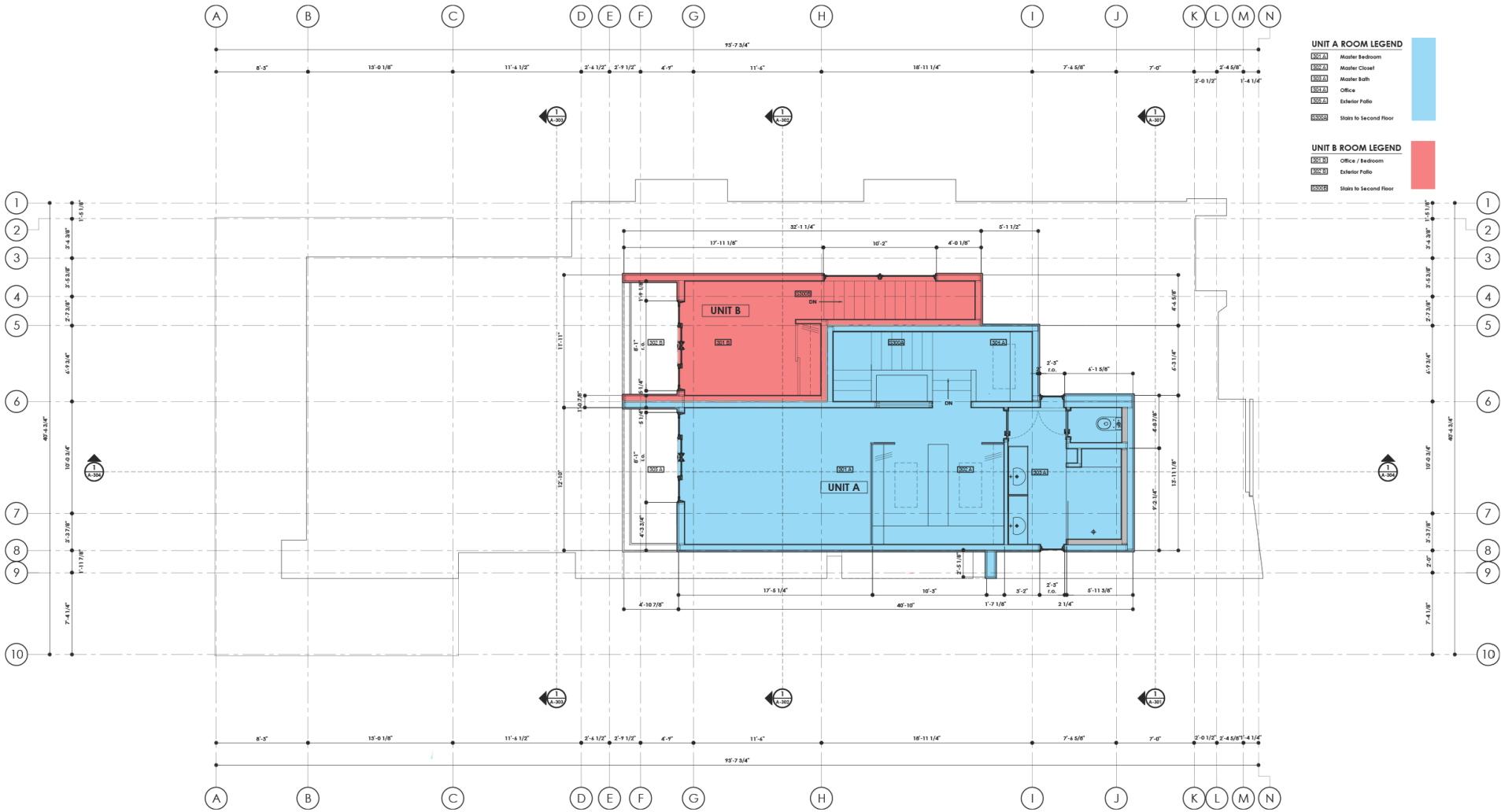
PROJECT LOCATION

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SHEET TITLE

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THIRD FLOOR



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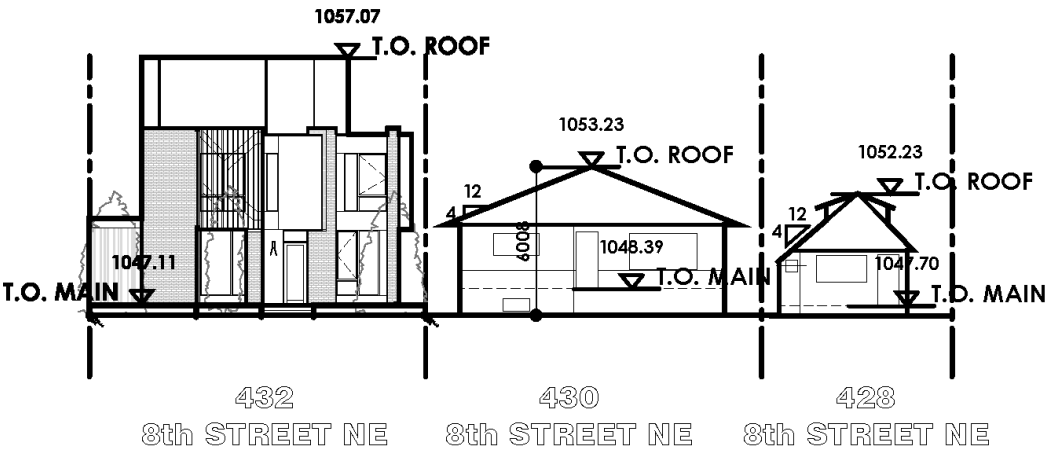
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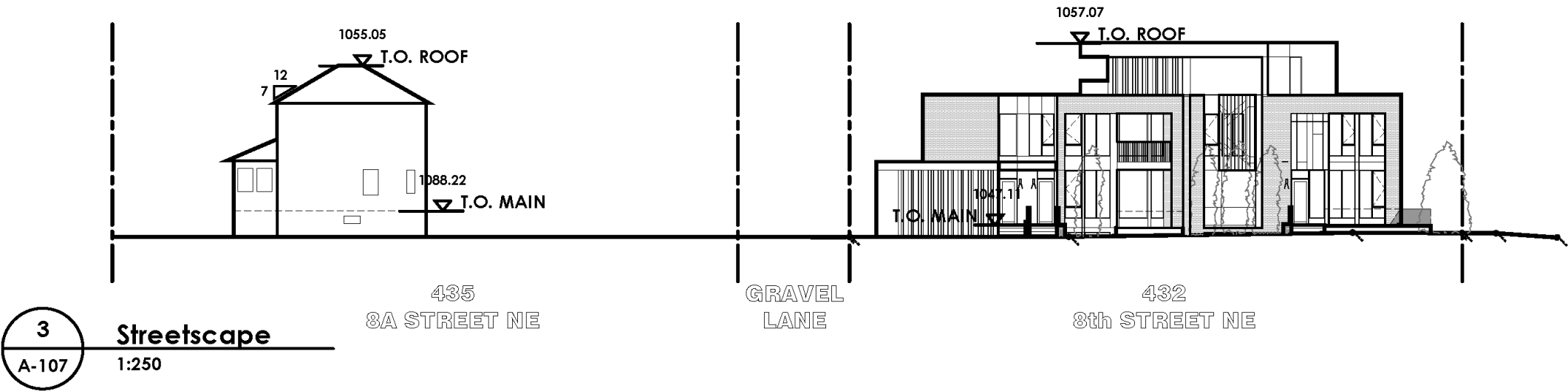
SHEET TITLE

Comprehensive Project Overview

438 8th Street Streetscapes



2 Streetscape
A-107 1:250



3 Streetscape
A-107 1:250

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