

Applicant's Submission

April 29, 2019

This application proposes to re-designate the parcels 2707 - 23 Street NW from R-C2 (Residential – Contextual One / Two Dwelling District) to a Residential – Grade-Oriented Infill (R-CG) District.

The subject site is located in an attractive, safe, friendly, walkable family orientated community. The community provides open green space and is uniquely located next to regional cultural, recreational and educational facilities. Banff Trail is accessible by all forms of transportation; it is serviced by a C-Train line and has major roads such as Crowchild Trail and 24th Ave running through the community. The existing character of the area is single family homes making the neighborhood a safe, suburban, family orientated community, which is contained; but can easily access amenities, recreation and social vibrancy of surrounding facilities. A comprehensive site analysis and consultation process have been undertaken, resulting in a responsive and highly innovative development concept that contributes to the vision and goals laid out by the city of Calgary. Key planning features of the site include:

1. Making efficient use of available corner lot to, increase density and diversify the types of housing available in the area.
2. Enhance the existing streetscape by rehabilitating Banff Trail's existing architecture with new construction.
3. Utilized the optimum location of the site by increasing population to support future development in the area.

We believed the proposed R-CG land use redesignation meets the intent of the applicable policies for land use redesignation as outlined in my submission package.