

Applicant's Submission

Updated July 16,2019

B&A Planning Group on behalf of HBA Urban Wildflower Inc. (Homes by Avi) is proposing to redesignate 1.93 Hectare (4.77 ac) from DC12Z96 to Residential – Low Density Multiple Dwelling (R-2M) District to accommodate a comprehensive at-grade townhouse development. The subject land is approximately 500 m south of 17th Ave SW, is surrounded on three sides by acreages with single-detached residential to the east. Land use redesignation applications for other acreages in the vicinity are currently being reviewed by Administration.

The parcel currently contains an existing dwelling with an access from 81 St SW. The land is gently sloping from east to west at an average slope of 2% down towards a ravine located within the western boundary of the parcel. A conservation easement is proposed to be registered on those portions of the parcel that contain environmental or geotechnical significance, protecting the ravine and the ephemeral stream from future development. The conservation easement will be registered as a condition of development permit approval.

In response to comments from the Springbank Hill Community Association we have amended our application from the initially proposed M-G district to a lower density R-2M district to address concerns regarding height and density. As the name of the Residential – Low Density Multiple Dwelling (R-2M) District suggests, it is a Low Density residential district, the same terminology referred to on the Springbank Hill Area Structure Plan (ASP) future concept map. We have also agreed to lower the maximum building height facing 81 Street to Two storeys and incorporate design elements such as gables and projections to facades of homes built on the east side of 81st Street.

Although the ASP concept map shows two separate residential areas on the same small 4.77 acre parcel it is not the owner's intent to subdivide nor do they prefer to split zone the property. Split-zoning a single parcel creates technical problems calculating yard setback measurements and density calculations at the development permit stage and as such is typically discouraged. This land is intended to be developed as a conventional condominium that will not require any form of subdivision. The exact type of product and details of the internal layout will be determined at the detailed design stage. With limited success we have met with the board members and lead them on a tour of a similar project already built in Aspen Estates. We have also corresponded with the community President by phone and by email approximately 6 times. This was an attempt to develop rapport with the community in hope that they would separate development issues associated with a preliminary concept and acknowledged the appropriateness of the proposed land use district. We feel that development issues can be addressed at the Development Permit stage and should not hold up land use.

Even though the ASP Low Density Contextual area is silent in relation to built form, the R-2M District allows for single-detached, semi-detached, duplexes, rowhouse and townhouses, the same uses that are allowed by the ASP Low Density area. As R-2M is a low density district, the various built forms are identified as an appropriate transition with adjacent lower density residential development. The proposed R-2M District is also the closest low-density land use district that aligns with the density and built form policies of the ASP while allowing for townhouse development under condominium ownership. Any other land use district in the LUB that allows rowhouses and townhouses would result in a greater maximum density than that proposed by the R-2M District.

In summary, the proposed R-2M land use is a low density residential district, allows for a variety of residential built forms and density range of the ASP, and is the closest land use district that conforms to the policies of the Springbank Hill Area Structure Plan. For these reasons, we respectfully request Calgary Planning Commission and City Council's support of the proposed land use redesignation application.