

Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

2021.02.26

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Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

APPLICANT STATEMENT

RE:

New-revised planning and development applications and update regarding a previous application (LOC2019-0160)
Land Use Redesignation and concurrent Development Permit Applications at: 1922 and 1924 10 AV NW (Hounsfield Heights/Briar Hill), City of Calgary

PROJECT OVERVIEW

- **Project:** Briar Hill Land Use Redesignation from Residential-Contextual One Dwelling (R-C1) to Residential - Contextual Narrow Parcel One Dwelling (R-C1N)
- **Address:** 1922 + 1924 10 AV NW
- **Landowner (developer-builder):** Kiran Rattan (Eagle Crest Construction)
- **Development Proposal:** Three single detached dwellings/lots (from currently allowed two single detached dwellings/lots)
- **Application Number:** LOC2019-0160
- **Administration Recommendation:** Approved
- **Council Public Hearing Date:** July 20, 2020
- **Council Decision:** Refusal

The City of Calgary (City) allows a new land use amendment application to be submitted and considered on a parcel after a 6-month period following a Council decision. Over the last few months, the landowner and project team have re-evaluated the previous application and reviewed the concerns and comments heard, including at the July 2020 Council Public Hearing. We also recognize that during the Public Hearing there was some misunderstanding and incomplete information about the site and application, which was apparent through the questions and debate among some Councillors. We have undertaken a formal Pre-Application Meeting with The City to discuss the previous application and our proposed changes and approach with a new application. We have made a number of adjustments to the proposal. These includes:

1. the submission of a concurrent Development Permit application (to be led by project architect FAAS) -- addressing concerns over demonstrating the detailed bricks and mortar development intent;
2. completion of a Transportation Review (completed by a professional Transportation Engineer, Bunt & Associates) -- addressing concerns over intersection safety, sight lines, driveway access and parking;
3. revised site design and lot widths, addressing concerns that wider lots should be adjacent to the easterly neighbouring lot and the lot at the 19 ST/10 AV NW intersection/corner should be designed to improve intersections safety; and,
4. retained Arquiecos Group to prepare a considered site landscape plan for the private lots, addressing concerns related to loss of existing vegetation and intersection sight lines and safety.



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With the new application and adjustments, we resubmit with the same fundamental land use amendment (R-C1 to R-C1N) to allow: three (3) single detached dwellings on three (3) separate lots -- a net increase of one (1) single detached dwelling/lot.

Similar to the previous application, we will be undertaking a comprehensive stakeholder outreach, which will include:

- launching a website (www.1922hh-bh.ca) with detailed application information, updates, contact information (engage@civicworks.ca and 587.747.0317) and feedback forms;
- posting detailed on-site signage to complement City required on-site notice;
- sharing this letter with residents that have previously inquired with the project team, and a postcard notice with residents within a 1-block radius of the site; and,
- reaching out and staying in regular contact with the Community Association and Ward 7 Office throughout the application process.

With this new application, we continue to be committed to good information sharing and a transparent outreach process with our neighbours and area stakeholders. We invite feedback and will commit to listening and responding to what we hear, including providing a publicly available What We Heard Report at the conclusion of the application review process. While we may not be able to satisfy all suggestions made, we will endeavour to respond and refine the application where feasible. We also recognize that many neighbours and area stakeholder oppose the fundamental increase of one (1) additional lot and dwelling being sought through the application.

The proposed land use redesignation is in keeping with the policy intent of the Municipal Development Plan and Area Redevelopment Plan and will facilitate a development vision that provides 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 that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments, or concerns, please contact me at 587.392.6184 or darlene@civicworks.ca.

Sincerely,
CivicWorks

A handwritten signature in black ink, appearing to read "Darlene Jehn".

Darlene Jehn | Urban Planner
BES, MSc, RPP, MCIP, PMP