

Applicant Submission

2021 July 23

This application proposes to redesignate the parcel 7680 11 Avenue SW DC 12Z96 (Direct Control) to R-1s (Residential - One Dwelling District with optional secondary suite)

The landowner vision for the property is a development with a six single family dwellings.

The subject parcel is a corner lot, located on 11 Avenue SW and West Grove Gate. We are seeking a development with six single family dwellings. The proximity are currently low density housing with the potential of increasing the density by subdividing larger lots that could be better utilized by the growing population in Calgary due to the following factors:

- The opportunity for more families to live in the neighbourhood
- The proposed single-family dwellings will match the adjacent lots with the front of each lot facing West Grove Gate rather than 11 Avenue.
- Creating a welcome gate into the city by redeveloping with updated buildings; improving public space.

Fundamentally, this is about the future development of the West Springs Community. Current designations within the community are mixtures of R-1, R-2, DC, R-G zonings and more. While the proposed R-1s re-designation allows slightly higher density than the current designation, the rules of the district ensure that the development is compatible with current and future density developments. As Calgary continues to grow and branch out, the older DC developments become a challenge to work around. The opportunity to transform this lot not only helps meet the goals set out by the West Springs Area Structure Plan but also creates opportunity for families and businesses in the area.

The proposed redesignation meets the goals of the Approved Area Structure Plan (ASP) for West Springs. This policy encourages denser housing types in established areas and more efficient use of in-place infrastructure in locations with access to several services including transit, schools, communal amenities and local shops and businesses, while still maintaining a sense of interconnectivity and community.